

KEMP HOUSE TRUST

England & Wales - Charity number 511141

Details

Other names	KEMP HOSPICE, KEMP HOSPICE - KEMP HOUSE HOSPICE
Status	Registered
Legal form	Trust
Registered	1981-05-06
Register	View on the Charity Commission register

Contact

Address
mfg Solicitors LLP
Adam House
Birmingham Road
Kidderminster
Worcestershire
DY10 2SH

Phone 01562756000

Email info@kemphospice.org.uk

Activities

Objects: TO PROVIDE CLINICAL, EMOTIONAL AND SPIRITUAL CARE WITH PRACTICAL SUPPORT FOR PEOPLE, THEIR FAMILIES, CARERS AND THE WIDER COMMUNITY WHO MAY BE AFFECTED BY SERIOUS AND LIFE LIMITING ILLNESS WITHIN KIDDERMINSTER AND DISTRICT.

Activities: KEMP House Trust supports the charitable activities of KEMP Hospice (formerly KEMP House Trust Ltd) charity number 1146310

Classification

- **How:** Makes Grants To Organisations
- **What:** General Charitable Purposes
- **Who:** Other Charities Or Voluntary Bodies

Geography

- **Area of benefit:** KIDDERMINSTER AND DISTRICT
- Worcestershire

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£108,278	£302,336	-	-
2024-03-31	£76,505	£377,229	-	-
2023-03-31	£214,681	£55,708	-	-
2022-03-31	£554,126	£466,203	£2,430,693	0
2021-03-31	£53,808	£392,044	-	-

Trustees

Name	Role	Appointed
MARY YOUNG	Chair	
David Rees		2015-01-01
John Patrick Cadwallader		2022-07-20
SUSAN THOMPSON		2014-04-01

KEMP HOUSE TRUST

England & Wales - Charity number 511141

Accounts

Charity registration number 511141 (England and Wales)

KEMP HOUSE TRUST
ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025

KEMP HOUSE TRUST

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	Mrs M Young CPFA Mrs S Thompson Mr D Rees Mr J P Cadwallader
Charity number	511141
Principal address	mfg Solicitors LLP Adam House Birmingham Road Kidderminster Worcestershire DY10 2SH
Independent examiner	Ormerod Rutter Limited The Oakley Kidderminster Road Droitwich Worcestershire WR9 9AY
Bankers	The Co-operative Bank 6th Floor 1 Balloon Street Manchester M60 4EP Scottish Widows Bank PO BOX 883 Leeds LS1 9TY
Solicitors	mfg Solicitors LLP Adam House Birmingham Road Kidderminster Worcestershire DY10 2SH
Investment advisors	Investec Wealth & Investment Limited (Rathbones) 30 Gresham Street London EC2V 7QN

KEMP HOUSE TRUST

CONTENTS

	Page
Trustees' report	1 - 3
Independent examiner's report	4
Statement of financial activities	5
Balance sheet	6
Notes to the financial statements	7 - 16

KEMP HOUSE TRUST

TRUSTEES' REPORT

FOR THE YEAR ENDED 31 MARCH 2025

The trustees present their annual report and financial statements for the year ended 31 March 2025, which have been subject to independent examination.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the charity's trust deed, the Charities Act 2011 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (effective from 1 January 2019).

Objectives and activities

Purposes and aims

The Declaration of Trust created on 6 May 1981 and subsequent amendments govern the Trust. A scheme to update the constitution was agreed by the Charity Commission on 30 July 2013 and a further deed of variation completed on 31 March 2014.

Our objectives: To provide clinical, emotional and spiritual care with practical support for people, their families, carers and the wider community who may be affected by serious life limiting illness within Kidderminster and district.

Our Activities: KEMP House Trust's principal current activity is to manage its investment portfolio and support the charitable activities of KEMP Hospice (formerly KEMP House Trust Limited, charity number 1146310 and company number 7846810) by providing the hospice building at a peppercorn rent and financial support in the form of grants.

The trustees review the aims, objectives and activities of the charity each year. This report looks at what the charity has achieved and the outcomes of its work in the reporting period. The trustees report the success of each key activity and the benefits the charity has brought to those groups of people that it is set up to help. The review also helps the trustees ensure the charity's aims, objectives and activities remained focused on its stated purposes.

The trustees have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the charity's aims and objectives and in planning its future activities. In particular, the trustees consider how planned activities will contribute to the aims and objectives that have been set.

Beneficiaries of our services

In the current year the Trust has made a grant of £275k to KEMP Hospice to enable it to adapt and continue its support of people with life limiting illnesses, their families and carers including provision of a day hospice, bereavement counselling for adults and children and support for carers. These services, provided free of charge to service users, benefit both service users and the community as a whole.

KEMP HOUSE TRUST

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

Achievements and performance

Financial review

The Trust's work is now almost entirely reliant on income and investment returns from its investment portfolio and legacies.

The trustees work closely with their investment advisors with the aim of creating a reserve that will grow at least in line with inflation such that when called upon, its purchasing power will not have diminished.

In managing the investment portfolio the trustees changed to a medium term investment strategy of 5 years to reflect the anticipated longevity of the fund. Dividends are reinvested as they arise.

The trustees meet regularly with their investment advisors to review strategy and performance. The annual net return achieved on listed investments during the year was 2.10% against a benchmark of 3.82%, disappointingly lower than the respective figures for the previous year of 7.17% and 9.86%. Current year performance was against a backdrop of uncertainty with a change of government in UK and the re-election of President Donald Trump in USA. Markets continued to be led by the Mega -cap US equities, whilst inflation and interest rates failed to fall as rapidly as anticipated. The year end valuations reflect anxiety over the US trade tariffs announced two days after the year end. The fund's performance against the benchmark, is kept constantly under review.

Investment income totalled £62.2k in the year against £74.1k in 2023/24.

Grants and contributions made during the year totalled £275k (2024: £351k).

Income from donations and legacies amounted to £46k (2024: £2.4k).

As of 31 March 2025 the fair value of fixed investments was £1.74m compared to £1.95m as at 31 March 2024. The 2025 figure includes £18.8k held by the investment broker pending reinvestment (2024: £37.4k).

Cash at bank at the year-end stood at £195k down from £482.9k (31 March 2024).

Net assets at 31 March 2025 were £2.01m (2024: £2.24m).

Reserves policy and going concern

With net assets at £2.01m (2024: £2.24m) and net current assets at £174k (2024: £198.9k), the finances of the Trust remain healthy.

A medium risk approach is taken to investment and the holding is spread in terms of market sector and world markets to minimise risk.

The trustees have reviewed the position on holding reserves and have concluded that a specific policy is inappropriate. The Trust's charitable purpose is to provide funding to other organisations whose activities meet the objects of the Trust. It is not to build up substantial reserves. The Trust does not actively raise funds and over time legacies and donations will dry up. The Trust has no direct employees and whilst creditors stand at £30.9k they are covered substantially by net assets. The financial position of the Trust is kept under review to ensure that we can meet any commitments as they become due.

Of the £2.01m (2024: £2.24m) funds held by the Trust at 31 March 2025 £1.7m (2024: £1.9m) is for unrestricted use. The £335k (2024: £335k) restricted funds are for capital projects in the main.

Structure, governance and management

The organisation is an unincorporated charity registered as a charity on 6 May 1981 in England and Wales.

The charity is constituted under a trust deed dated 12 February 1981 and subsequent amendments. A scheme to update the constitution was agreed by the Charity Commission on 30 July 2013 and a further deed of variation was completed on 31 March 2014.

All trustees give their time voluntarily and receive no benefits from the charity.

KEMP HOUSE TRUST

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

Appointment of trustees

Trustees are elected or co-opted and the total number of trustees may not be less than three. New trustees are deemed to be appointed by resolution of the board. The board of trustees can co-opt members for terms determined by the board at the time of their co-option. In appointing trustees the board look for individuals with relevant experience and integrity.

Related parties and relationships with other organisations

In pursuit of its charitable objectives, the trust provides funding to KEMP Hospice, a stand-alone charitable company limited by guarantee. To assist in communication between the organisations, a trustee/director of each organisation meets from time to time to verify that funds are being utilised effectively in line with the Trust's objectives.

Statement of trustees' responsibilities

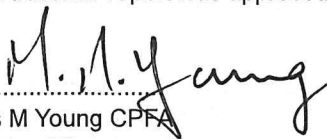
Law applicable to charities in England and Wales requires the trustees to prepare financial statements for each financial year which give a true and fair view of the charity's financial activities during the period and of its financial position at the end of the period. In preparing financial statements giving a true and fair view, the trustees should follow best practice and:

- Select suitable accounting policies and then apply them consistently
- Observe the methods and principles in the Charities SORP
- Make judgements and estimates that are reasonable and prudent
- State whether applicable UK Accounting Standards and statements of recommended practice have been followed, subject to any material departures disclosed and explained in the financial statements
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The trustees are responsible for the maintenance and integrity of the corporate and financial information. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

The trustees' report was approved by the Board of Trustees.


.....
Mrs M Young CFPA
Chair of Trustees

Date: 12/01/26.....

KEMP HOUSE TRUST

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF KEMP HOUSE TRUST

I report to the trustees on my examination of the financial statements of KEMP House Trust (the charity) for the year ended 31 March 2025.

Responsibilities and basis of report

As the trustees of the charity you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011.

I report in respect of my examination of the charity's financial statements carried out under section 145 of the Charities Act 2011. In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5)(b) of the Charities Act 2011.

Independent examiner's statement

Your attention is drawn to the fact that the charity has prepared the financial statements in accordance with the relevant version of the Statement of Recommended Practice applicable to charities preparing their financial statements in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has now been withdrawn. I understand that this has been done in order for the financial statements to provide a true and fair view in accordance with UK Generally Accepted Accounting Practice.

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

- 1 accounting records were not kept in respect of the charity as required by section 130 of the Charities Act 2011.
- 2 the financial statements do not accord with those records; or
- 3 the financial statements do not comply with the applicable requirements concerning the form and content of financial statements set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the financial statements give a true and fair view, which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the financial statements to be reached.



Colm McGrory FCA
Ormerod Rutter Limited
The Oakley
Kidderminster Road
Droitwich
Worcestershire
WR9 9AY

Dated: 15/11/2026

KEMP HOUSE TRUST

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2025

	Notes	Unrestricted funds 2025 £	Restricted funds 2025 £	Total 2025 £	Unrestricted funds 2024 £	Restricted funds 2024 £	Total 2024 £
Income from:							
Donations and legacies	3	45,984	-	45,984	2,364	-	2,364
Investments	4	62,294	-	62,294	74,141	-	74,141
Total income		<u>108,278</u>	<u>-</u>	<u>108,278</u>	<u>76,505</u>	<u>-</u>	<u>76,505</u>
Expenditure on:							
Raising funds	5	21,534	-	21,534	20,995	-	20,995
Charitable activities	6	280,802	-	280,802	356,234	-	356,234
Total expenditure		<u>302,336</u>	<u>-</u>	<u>302,336</u>	<u>377,229</u>	<u>-</u>	<u>377,229</u>
Net gains/(losses) on investments	12	<u>(42,634)</u>	<u>-</u>	<u>(42,634)</u>	<u>130,380</u>	<u>-</u>	<u>130,380</u>
Net expenditure and movement in funds		<u>(236,692)</u>	<u>-</u>	<u>(236,692)</u>	<u>(170,344)</u>	<u>-</u>	<u>(170,344)</u>
Reconciliation of funds:							
Fund balances at 1 April 2024		<u>1,907,916</u>	<u>335,422</u>	<u>2,243,338</u>	<u>2,078,260</u>	<u>335,422</u>	<u>2,413,682</u>
Fund balances at 31 March 2025		<u>1,671,224</u>	<u>335,422</u>	<u>2,006,646</u>	<u>1,907,916</u>	<u>335,422</u>	<u>2,243,338</u>

The statement of financial activities includes all gains and losses recognised in the year. All income and expenditure derive from continuing activities.

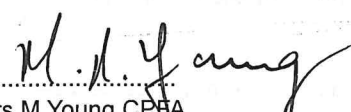
KEMP HOUSE TRUST

BALANCE SHEET

AS AT 31 MARCH 2025

	Notes	2025		2024	
		£	£	£	£
Fixed assets					
Tangible assets	14		88,843		91,371
Investments	15		1,743,832		1,953,108
			<u>1,832,675</u>		<u>2,044,479</u>
Current assets					
Debtors	16	9,873		5,083	
Cash at bank and in hand		194,979		482,889	
		<u>204,852</u>		<u>487,972</u>	
Creditors: amounts falling due within one year	17	<u>(30,881)</u>		<u>(289,113)</u>	
Net current assets			173,971		198,859
Total assets less current liabilities			<u>2,006,646</u>		<u>2,243,338</u>
Income funds					
Restricted funds	18		335,422		335,422
Unrestricted funds			1,671,224		1,907,916
			<u>2,006,646</u>		<u>2,243,338</u>

The financial statements were approved by the Trustees on 12/01/26



 Mrs M Young CIPA
 Chair of Trustees

KEMP HOUSE TRUST

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

1 Accounting policies

Charity information

KEMP House Trust is a an unincorporated charity registered with the Charity Commission for England and Wales.

The registered office address is c/o mfg Solicitors LLP, Adam House, Birmingham Road, Kidderminster, Worcestershire DY10 2SH

1.1 Accounting convention

The financial statements have been prepared in accordance with the charity's governing document, the Charities Act 2011, FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the Charities SORP "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (effective 1 January 2019).

The financial statements are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, The principal accounting policies adopted are set out below.

Public benefit entity

The charity meets the definition of a public benefit entity under FRS 102.

1.2 Going concern

At the time of approving the financial statements, the trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors or grantors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

1.4 Income

Income is recognised when the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the charity has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Legacies are recognised on receipt or otherwise if the charity has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

KEMP HOUSE TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

1 Accounting policies

(Continued)

1.5 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement, and the amount of the obligation can be measured reliably.

Expenditure is classified under the following activity headings:

- Costs of raising funds relate to the costs incurred by the charity in inducing third parties to make voluntary contributions to it, as well as the cost of any activities with a fundraising purpose
- Expenditure on charitable activities includes the costs of making grants to KEMP Hospice (formerly KEMP House Trust Limited) undertaken to further the purposes of the charity and their associated support costs Other expenditure represents those items not falling into any other heading

Irrecoverable VAT is charged as a cost against the activity for which the expenditure was incurred.

Resources expended are allocated to the particular activity where the cost relates directly to that activity. However, the cost of overall direction and administration of each activity, comprising the salary and overhead costs of the central function, is apportioned on the following basis which are an estimate, based on staff time, of the amount attributable to each activity.

Support and governance costs are re-allocated to each of the activities where applicable:

- Raising funds - 45%
- Grant - making activities - 55%

1.6 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Items of equipment are capitalised where the purchase price exceeds £500.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Freehold property	2% on cost
-------------------	------------

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

1.7 Fixed asset investments

Fixed asset investments are initially measured at transaction price excluding transaction costs, and are subsequently measured at fair value at each reporting date. Changes in fair value are recognised in net income/(expenditure) for the year. Transaction costs are expensed as incurred.

1.8 Impairment of fixed assets

At each reporting end date, the charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

1.9 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

KEMP HOUSE TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

1 Accounting policies

(Continued)

1.10 Financial instruments

The charity has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the charity's balance sheet when the charity becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Basic financial liabilities

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the charity's contractual obligations expire or are discharged or cancelled.

1.11 Provisions

Provisions are recognised when the charity has a legal or constructive present obligation as a result of a past event, it is probable that the charity will be required to settle that obligation and a reliable estimate can be made of the amount of the obligation.

The amount recognised as a provision is the best estimate of the consideration required to settle the present obligation at the reporting end date, taking into account the risks and uncertainties surrounding the obligation. Where the effect of the time value of money is material, the amount expected to be required to settle the obligation is recognised at present value. When a provision is measured at present value, the unwinding of the discount is recognised as a finance cost in net income/(expenditure) in the period in which it arises.

1.12 Leases

Rentals payable under operating leases, including any lease incentives received, are charged as an expense on a straight line basis over the term of the relevant lease.

Rental income is recognised on a straight line basis over the term of the lease.

KEMP HOUSE TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

1 Accounting policies

(Continued)

1.13 Grants payable

Grants payable are made to third parties in furtherance of the charity's objects. Single or multi-year grants are accounted for when either the recipient has a reasonable expectation that they will receive a grant and the trustees have agreed to pay the grant without condition, or the recipient has a reasonable expectation that they will receive a grant and that any condition attaching to the grant is outside of the control of the charity.

Provisions for grants are made when the intention to make a grant has been communicated to the recipient but there is uncertainty about either the timing of the grant or the amount of grant payable.

1.14 Debtors

Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

1.15 Short term deposits

Short term deposits includes cash balances that are invested in accounts with a maturity date of between 3 and 12 months.

2 Critical accounting estimates and judgements

In the application of the charity's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

3 Income from donations and legacies

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Donations and gifts	-	364
Legacies	45,984	2,000
	<u>45,984</u>	<u>2,364</u>

KEMP HOUSE TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

4 Income from investments

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Rental income	8,125	7,570
Income from listed investments	54,169	66,571
	<u>62,294</u>	<u>74,141</u>

5 Raising funds

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Raising funds		
Support costs (see note 9)	4,907	4,207
Investment management fees	16,627	16,788
	<u>21,534</u>	<u>20,995</u>

6 Charitable activities

	2025 £	2024 £
Grant funding of activities (see note 7)	275,436	351,000
Share of support costs (see note 8)	2,528	2,528
Share of governance costs (see note 8)	2,838	2,706
	<u>280,802</u>	<u>356,234</u>

7 Grants payable

	2025 £	2024 £
Grants to institutions:		
Grant to KEMP Hospice	275,436	351,000
	<u>275,436</u>	<u>351,000</u>

KEMP HOUSE TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

8 Support costs allocated to activities

	2025	2024
	£	£
Depreciation	2,528	2,528
Oxford Street costs	1,907	1,207
Legal and professional fees	3,000	3,000
Governance costs	2,838	2,706
	<u>10,273</u>	<u>9,441</u>
Analysed between:		
Fundraising	4,907	4,207
Charitable activities	5,366	5,234
	<u>10,273</u>	<u>9,441</u>

9 Net movement in funds

	2025	2024
	£	£
Net movement in funds is stated after charging/(crediting)		
Depreciation of owned tangible fixed assets	2,528	2,528
Independent examiner's fees	2,838	2,706
	<u>2,528</u>	<u>2,706</u>

10 Trustees

None of the trustees (or any persons connected with them) received any remuneration or benefits from the charity during the year.

11 Employees

The average monthly number of employees during the year was:

	2025	2024
	Number	Number
Total	<u>-</u>	<u>-</u>

There were no employees whose annual remuneration was more than £60,000.

Remuneration of key management personnel

The remuneration of key management personnel was as follows: £Nil (2024: £Nil).

KEMP HOUSE TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

12 Gains and losses on investments

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Gains/(losses) arising on:		
Revaluation of investments	(47,406)	(188,217)
Sale of investments	4,772	318,597
	<u>(42,634)</u>	<u>130,380</u>

13 Taxation

The charity is exempt from taxation on its activities because all its income is applied for charitable purposes.

14 Tangible fixed assets

	Freehold property £
Cost	
At 1 April 2024	126,403
At 31 March 2025	<u>126,403</u>
Depreciation and impairment	
At 1 April 2024	35,032
Depreciation charged in the year	2,528
At 31 March 2025	<u>37,560</u>
Carrying amount	
At 31 March 2025	<u>88,843</u>
At 31 March 2024	<u>91,371</u>

All of the above assets are used for charitable purposes. KEMP House Trust granted a 99 year lease to KEMP Hospice for the sole use of the building to deliver its charitable objectives. KEMP House Trust retain the title absolute of the property in Mason Road and it recognises only the retained interest in the freehold on its balance sheet as the risks and rewards of ownership have been transferred to KEMP Hospice for the duration of the lease.

KEMP HOUSE TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

15 Fixed asset investments

	Listed investments £	Cash in portfolio £	Total £
Cost or valuation			
At 1 April 2024	1,918,837	34,271	1,953,108
Additions	464,107	-	464,107
Valuation changes	(47,406)	-	(47,406)
Increase/(decrease) in year	-	(15,467)	(15,467)
Disposals	(610,510)	-	(610,510)
	<u>1,725,028</u>	<u>18,804</u>	<u>1,743,832</u>
At 31 March 2025	1,725,028	18,804	1,743,832
Carrying amount			
At 31 March 2025	<u>1,725,028</u>	<u>18,804</u>	<u>1,743,832</u>
At 31 March 2024	<u>1,918,837</u>	<u>34,271</u>	<u>1,953,108</u>

16 Debtors

	2025 £	2024 £
Amounts falling due within one year:		
Trade debtors	3,236	2,363
Accrued income	6,637	2,720
	<u>9,873</u>	<u>5,083</u>

17 Creditors: amounts falling due within one year

	2025 £	2024 £
Trade creditors	3,043	3,000
Other creditors	25,000	283,407
Accruals and deferred income	2,838	2,706
	<u>30,881</u>	<u>289,113</u>

KEMP HOUSE TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

18 Restricted funds

The restricted funds of the charity comprise the unexpended balances of donations and grants held on trust subject to specific conditions by donors as to how they may be used.

	Movement in funds		Movement in funds		Balance at 31 March 2025 £
	Balance at 1 April 2023 £	Incoming resources £	Balance at 1 April 2024 £	Incoming resources £	
Capital projects	335,422	-	335,422	-	335,422

Purpose of restricted funds

Capital projects

This relates to funds received to be spent on capital projects in line with the Charity's charitable objectives.

19 Unrestricted funds

The unrestricted funds of the charity comprise the unexpended balances of donations and grants which are not subject to specific conditions by donors and grantors as to how they may be used. These include designated funds which have been set aside out of unrestricted funds by the trustees for specific purposes.

	At 1 April 2024 £	Incoming resources £	Resources expended £	Gains and losses £	At 31 March 2025 £
General funds	1,907,916	108,278	(302,336)	(42,634)	1,671,224
Previous year:	At 1 April 2023 £	Incoming resources £	Resources expended £	Gains and losses £	At 31 March 2024 £
General funds	2,078,260	76,505	(377,229)	130,380	1,907,916

20 Analysis of net assets between funds

	Unrestricted funds 2025 £	Restricted funds 2025 £	Total 2025 £
At 31 March 2025:			
Tangible assets	88,843	-	88,843
Investments	1,408,410	335,422	1,743,832
Current assets/(liabilities)	173,971	-	173,971
	1,671,224	335,422	2,006,646

KEMP HOUSE TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

20 Analysis of net assets between funds

(Continued)

	Unrestricted funds 2024 £	Restricted funds 2024 £	Total 2024 £
At 31 March 2024:			
Tangible assets	91,371	-	91,371
Investments	1,617,686	335,422	1,953,108
Current assets/(liabilities)	198,859	-	198,859
	<u>1,907,916</u>	<u>335,422</u>	<u>2,243,338</u>

21 Related party transactions

There were no disclosable related party transactions during the year.

KEMP HOUSE TRUST

England & Wales - Charity number 511141

Accounts

Charity registration number 511141

KEMP HOUSE TRUST
ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2024

KEMP HOUSE TRUST

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	Mrs M Young CPFA Mrs S Thompson Mr D Rees Mr J P Cadwallader
Charity number	511141
Principal address	mfg Solicitors LLP Adam House Birmingham Road Kidderminster Worcestershire DY10 2SH
Independent examiner	Ormerod Rutter Limited The Oakley Kidderminster Road Droitwich Worcestershire WR9 9AY
Bankers	The Co-operative Bank 6th Floor 1 Balloon Street Manchester M60 4EP Scottish Widows Bank PO BOX 883 Leeds LS1 9TY
Solicitors	mfg Solicitors LLP Adam House Birmingham Road Kidderminster Worcestershire DY10 2SH
Investment advisors	Investec Wealth & Investment Limited (Rathbones) 30 Gresham Street London EC2V 7QN

KEMP HOUSE TRUST

CONTENTS

	Page
Trustees' report	1 - 3
Independent examiner's report	4
Statement of financial activities	5
Balance sheet	6
Notes to the financial statements	7 - 17

KEMP HOUSE TRUST

TRUSTEES' REPORT

FOR THE YEAR ENDED 31 MARCH 2024

The trustees present their annual report and financial statements for the year ended 31 March 2024, which have been subject to independent examination.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the charity's trust deed, the Charities Act 2011 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (effective from 1 January 2019).

Objectives and activities

Purposes and aims

The Declaration of Trust created on 6 May 1981 and subsequent amendments govern the Trust. A scheme to update the constitution was agreed by the Charity Commission on 30 July 2013 and a further deed of variation completed on 31 March 2014.

Our objectives: To provide clinical, emotional and spiritual care with practical support for people, their families, carers and the wider community who may be affected by serious life limiting illness within Kidderminster and district.

Our Activities: KEMP House Trust's principal current activity is to manage its investment portfolio and support the charitable activities of KEMP Hospice (formerly KEMP House Trust Limited, charity number 1146310 and company number 7846810) by providing the hospice building at a peppercorn rent and financial support in the form of grants.

The trustees review the aims, objectives and activities of the charity each year. This report looks at what the charity has achieved and the outcomes of its work in the reporting period. The trustees report the success of each key activity and the benefits the charity has brought to those groups of people that it is set up to help. The review also helps the trustees ensure the charity's aims, objectives and activities remained focused on its stated purposes.

The trustees have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the charity's aims and objectives and in planning its future activities. In particular, the trustees consider how planned activities will contribute to the aims and objectives that have been set.

Beneficiaries of our services

In the current year the Trust has made a grant of £351k to KEMP Hospice to enable it to adapt and continue its support of people with life limiting illnesses, their families and carers including provision of a day hospice, bereavement counselling for adults and children and support for carers. These services, provided free of charge to service users, benefit both service users and the community as a whole.

KEMP HOUSE TRUST

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2024

Achievements and performance

Financial review

The Trust's work is now almost entirely reliant on income and investment returns from its investment portfolio and legacies.

The trustees work closely with their investment advisors with the aim of creating a reserve that will grow at least in line with inflation such that when called upon, its purchasing power will not have diminished.

In managing the investment portfolio the trustees adopt a balanced strategy and a medium to long term investment strategy of 5 to 10 years. Unlike 2022/23, the trustees reverted to re-investing dividends as they arose rather than drawing them down.

The trustees meet regularly with their investment advisors to review strategy and performance. The annual net return achieved on listed investments during the year was 7.17% against a benchmark of 9.86%, a considerable improvement on 2022/23 where the respective figures were -5.29% and -3.95%. Despite ongoing uncertainty, global equity markets grew during the year which led to inflation falling slower than anticipated, whilst interest rates cuts were pushed back into 2024/25. A review during 2023/24 confirmed that over the long term the value of the portfolio had grown in real terms despite the spike in inflation in recent years. The situation is under constant review.

Investment income totalled £74.1k in the year against £66.6k in 2022/23.

Grants and contributions made during the year totalled £351k (2023: £50k).

Income from donations and legacies amounted to £2.4k (2023: £147.9k).

As of 31 March 2024 the fair value of fixed investments was £1.95m compared to £1.98m as at 31 March 2023. The 2024 figure includes £37.4k held by the investment broker pending reinvestment (2023: £20.1k).

Cash at bank at the year-end stood at £482.9k down from £577.5k (31 March 2023).

Net assets at 31 March 2024 were £2.24m (2023: £2.41m).

Reserves policy and going concern

With net assets at £2.24m (2023: £2.41m) and net current assets at £198.9k (2023: £337.7k) the finances of the Trust remain healthy.

A medium risk approach is taken to investment and the holding is spread in terms of market sector and world markets to minimise risk.

The trustees have reviewed the position on holding reserves and have concluded that a specific policy is inappropriate. The Trust's charitable purpose is to provide funding to other organisations whose activities meet the objects of the Trust. It is not to build up substantial reserves. The Trust does not actively raise funds and over time legacies and donations will dry up. The Trust has no direct employees and whilst creditors stand at £289k they are covered more than 8 times by net assets. The financial position of the Trust is kept under review to ensure that we can meet any commitments as they become due.

Of the £2.24m (2023: £2.41m) funds held by the Trust at 31 March 2024 £1.9m (2023: £2.1m) is for unrestricted use. The £335k (2023: £335k) restricted funds are for capital projects in the main.

Structure, governance and management

The organisation is an unincorporated charity registered as a charity on 6 May 1981 in England and Wales.

The charity is constituted under a trust deed dated 12 February 1981 and subsequent amendments. A scheme to update the constitution was agreed by the Charity Commission on 30 July 2013 and a further deed of variation was completed on 31 March 2014.

All trustees give their time voluntarily and receive no benefits from the charity.

KEMP HOUSE TRUST

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2024

Appointment of trustees

Trustees are elected or co-opted and the total number of trustees may not be less than three. New trustees are deemed to be appointed by resolution of the board. The board of trustees can co-opt members for terms determined by the board at the time of their co-option. In appointing trustees the board look for individuals with relevant experience and integrity.

Related parties and relationships with other organisations

In pursuit of its charitable objectives, the trust provides funding to KEMP Hospice, a stand-alone charitable company limited by guarantee. To assist in communication between the organisations, a trustee/director of each organisation meets from time to time to verify that funds are being utilised effectively in line with the Trust's objectives.

Statement of trustees' responsibilities

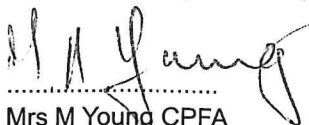
Law applicable to charities in England and Wales requires the trustees to prepare financial statements for each financial year which give a true and fair view of the charity's financial activities during the period and of its financial position at the end of the period. In preparing financial statements giving a true and fair view, the trustees should follow best practice and:

- Select suitable accounting policies and then apply them consistently
- Observe the methods and principles in the Charities SORP
- Make judgements and estimates that are reasonable and prudent
- State whether applicable UK Accounting Standards and statements of recommended practice have been followed, subject to any material departures disclosed and explained in the financial statements
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The trustees are responsible for the maintenance and integrity of the corporate and financial information. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

The trustees' report was approved by the Board of Trustees.



Mrs M Young CPFA

Chair of Trustees

Date: 30/01/25

KEMP HOUSE TRUST

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF KEMP HOUSE TRUST

I report to the trustees on my examination of the financial statements of KEMP House Trust (the charity) for the year ended 31 March 2024.

Responsibilities and basis of report

As the trustees of the charity you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011 (the 2011 Act).

I report in respect of my examination of the charity's financial statements carried out under section 145 of the 2011 Act. In carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

Your attention is drawn to the fact that the charity has prepared financial statements in accordance with Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has now been withdrawn.

I understand that this has been done in order for financial statements to provide a true and fair view in accordance with Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2015.

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

- 1 accounting records were not kept in respect of the charity as required by section 130 of the 2011 Act; or
- 2 the financial statements do not accord with those records; or
- 3 the financial statements do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the financial statements to be reached.



Colm McGrory FCA
Ormerod Rutter Limited
The Oakley
Kidderminster Road
Droitwich
Worcestershire
WR9 9AY

Dated: 21/01/2025

KEMP HOUSE TRUST

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2024

		Unrestricted funds 2024 £	Restricted funds 2024 £	Total 2024 £	Unrestricted funds 2023 £	Restricted funds 2023 £	Total 2023 £
	Notes						
Income and endowments from:							
Donations and legacies	3	2,364	-	2,364	147,901	-	147,901
Investments	4	74,141	-	74,141	66,580	-	66,580
Other income	5	-	-	-	200	-	200
Total income		<u>76,505</u>	<u>-</u>	<u>76,505</u>	<u>214,681</u>	<u>-</u>	<u>214,681</u>
Expenditure on:							
Raising funds	6	20,995	-	20,995	22,940	-	22,940
Charitable activities	7	356,234	-	356,234	55,708	-	55,708
Total expenditure		<u>377,229</u>	<u>-</u>	<u>377,229</u>	<u>78,648</u>	<u>-</u>	<u>78,648</u>
Net gains/(losses) on investments	13	<u>130,380</u>	<u>-</u>	<u>130,380</u>	<u>(153,044)</u>	<u>-</u>	<u>(153,044)</u>
Net expenditure and movement in funds		<u>(170,344)</u>	<u>-</u>	<u>(170,344)</u>	<u>(17,011)</u>	<u>-</u>	<u>(17,011)</u>
Reconciliation of funds:							
Fund balances at 1 April 2023		<u>2,078,260</u>	<u>335,422</u>	<u>2,413,682</u>	<u>2,095,271</u>	<u>335,422</u>	<u>2,430,693</u>
Fund balances at 31 March 2024		<u>1,907,916</u>	<u>335,422</u>	<u>2,243,338</u>	<u>2,078,260</u>	<u>335,422</u>	<u>2,413,682</u>

The statement of financial activities includes all gains and losses recognised in the year. All income and expenditure derive from continuing activities.

KEMP HOUSE TRUST

BALANCE SHEET

AS AT 31 MARCH 2024

	Notes	2024		2023	
		£	£	£	£
Fixed assets					
Tangible assets	15		91,371		93,900
Investments	16		1,953,108		1,982,126
			<u>2,044,479</u>		<u>2,076,026</u>
Current assets					
Debtors	18	5,083		28,759	
Short term deposits	19	-		467	
Cash at bank and in hand		482,889		577,504	
		<u>487,972</u>		<u>606,730</u>	
Creditors: amounts falling due within one year	20	(289,113)		(269,074)	
Net current assets			198,859		337,656
Total assets less current liabilities			<u>2,243,338</u>		<u>2,413,682</u>
Income funds					
Restricted funds	21		335,422		335,422
Unrestricted funds			1,907,916		2,078,260
			<u>2,243,338</u>		<u>2,413,682</u>

The financial statements were approved by the Trustees on 20/01/25


Mrs M Young CPFA
Chair of Trustees

KEMP HOUSE TRUST

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2024

1 Accounting policies

Charity information

KEMP House Trust is a an unincorporated charity registered with the Charity Commission for England and Wales.

The registered office address is c/o mfg Solicitors LLP, Adam House, Birmingham Road, Kidderminster, Worcestershire DY10 2SH

1.1 Accounting convention

The financial statements have been prepared in accordance with the charity's governing document, the Charities Act 2011, FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the Charities SORP "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (effective 1 January 2019).

The financial statements are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, The principal accounting policies adopted are set out below.

Public benefit entity

The charity meets the definition of a public benefit entity under FRS 102.

1.2 Going concern

At the time of approving the financial statements, the trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors or grantors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

1.4 Income

Income is recognised when the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the charity has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Legacies are recognised on receipt or otherwise if the charity has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

KEMP HOUSE TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2024

1 Accounting policies

(Continued)

1.5 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement, and the amount of the obligation can be measured reliably.

Expenditure is classified under the following activity headings:

- Costs of raising funds relate to the costs incurred by the charity in inducing third parties to make voluntary contributions to it, as well as the cost of any activities with a fundraising purpose
- Expenditure on charitable activities includes the costs of making grants to KEMP Hospice (formerly KEMP House Trust Limited) undertaken to further the purposes of the charity and their associated support costs Other expenditure represents those items not falling into any other heading

Irrecoverable VAT is charged as a cost against the activity for which the expenditure was incurred.

Resources expended are allocated to the particular activity where the cost relates directly to that activity. However, the cost of overall direction and administration of each activity, comprising the salary and overhead costs of the central function, is apportioned on the following basis which are an estimate, based on staff time, of the amount attributable to each activity.

Support and governance costs are re-allocated to each of the activities where applicable:

- Raising funds - 7%
- Grant - making activities - 93%

1.6 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Items of equipment are capitalised where the purchase price exceeds £500.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Freehold property	2% on cost
-------------------	------------

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

1.7 Fixed asset investments

Fixed asset investments are initially measured at transaction price excluding transaction costs, and are subsequently measured at fair value at each reporting date. Changes in fair value are recognised in net income/(expenditure) for the year. Transaction costs are expensed as incurred.

1.8 Impairment of fixed assets

At each reporting end date, the charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

1.9 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

KEMP HOUSE TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2024

1 Accounting policies

(Continued)

1.10 Financial instruments

The charity has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the charity's balance sheet when the charity becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Basic financial liabilities

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the charity's contractual obligations expire or are discharged or cancelled.

1.11 Provisions

Provisions are recognised when the charity has a legal or constructive present obligation as a result of a past event, it is probable that the charity will be required to settle that obligation and a reliable estimate can be made of the amount of the obligation.

The amount recognised as a provision is the best estimate of the consideration required to settle the present obligation at the reporting end date, taking into account the risks and uncertainties surrounding the obligation. Where the effect of the time value of money is material, the amount expected to be required to settle the obligation is recognised at present value. When a provision is measured at present value, the unwinding of the discount is recognised as a finance cost in net income/(expenditure) in the period in which it arises.

1.12 Leases

Rentals payable under operating leases, including any lease incentives received, are charged as an expense on a straight line basis over the term of the relevant lease.

Rental income is recognised on a straight line basis over the term of the lease.

KEMP HOUSE TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2024

1 Accounting policies

(Continued)

1.13 Grants payable

Grants payable are made to third parties in furtherance of the charity's objects. Single or multi-year grants are accounted for when either the recipient has a reasonable expectation that they will receive a grant and the trustees have agreed to pay the grant without condition, or the recipient has a reasonable expectation that they will receive a grant and that any condition attaching to the grant is outside of the control of the charity.

Provisions for grants are made when the intention to make a grant has been communicated to the recipient but there is uncertainty about either the timing of the grant or the amount of grant payable.

1.14 Debtors

Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

1.15 Short term deposits

Short term deposits includes cash balances that are invested in accounts with a maturity date of between 3 and 12 months.

2 Critical accounting estimates and judgements

In the application of the charity's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

3 Income from donations and legacies

	Unrestricted funds 2024 £	Unrestricted funds 2023 £
Donations and gifts	364	1,316
Legacies	2,000	146,585
	<u>2,364</u>	<u>147,901</u>

KEMP HOUSE TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2024

4 Income from investments

	Unrestricted funds 2024 £	Unrestricted funds 2023 £
Rental income	7,570	8,105
Income from listed investments	66,571	58,475
	<u>74,141</u>	<u>66,580</u>

5 Other income

	Unrestricted funds 2024 £	Unrestricted funds 2023 £
Other income	-	200
	<u>-</u>	<u>200</u>

6 Raising funds

	Unrestricted funds 2024 £	Unrestricted funds 2023 £
Raising funds		
Support costs (see note 9)	4,207	6,117
Investment management fees	16,788	16,823
	<u>20,995</u>	<u>22,940</u>

7 Charitable activities

	2024 £	2023 £
Grant funding of activities (see note 8)	351,000	50,000
Share of support costs (see note 9)	2,528	3,128
Share of governance costs (see note 9)	2,706	2,580
	<u>356,234</u>	<u>55,708</u>

KEMP HOUSE TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2024

8 Grants payable

	2024	2023
	£	£
Grants to institutions:		
Grant to KEMP Hospice	351,000	50,000
	<u>351,000</u>	<u>50,000</u>

KEMP HOUSE TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2024

9 Support costs	Support Governance costs		2024		Support Governance costs		2023	
	£	£	£	£	£	£	£	
Depreciation	2,528	-	2,528	2,528	2,528	-	2,528	
Oxford Street costs	1,207	-	1,207	1,788	1,788	-	1,788	
Independent examiner's fees	-	2,706	2,706	-	-	2,580	2,580	
Legal and professional fees	3,000	-	3,000	4,852	4,852	-	4,852	
Office and sundry costs	-	-	-	77	77	-	77	
	<u>6,735</u>	<u>2,706</u>	<u>9,441</u>	<u>9,245</u>	<u>2,580</u>	<u>11,825</u>	<u>11,825</u>	
Analysed between								
Fundraising	4,207	-	4,207	6,117	-	6,117	6,117	
Charitable activities	2,528	2,706	5,234	3,128	2,580	5,708	5,708	
	<u>6,735</u>	<u>2,706</u>	<u>9,441</u>	<u>9,245</u>	<u>2,580</u>	<u>11,825</u>	<u>11,825</u>	

KEMP HOUSE TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2024

10 Net movement in funds	2024	2023
	£	£
Net movement in funds is stated after charging/(crediting)		
Depreciation of owned tangible fixed assets	2,528	2,528
Independent examiner's fees	2,706	2,580
	<u> </u>	<u> </u>

11 Trustees

None of the trustees (or any persons connected with them) received any remuneration or benefits from the charity during the year.

12 Employees

The average monthly number of employees during the year was:

	2024	2023
	Number	Number
Total	-	-
	<u> </u>	<u> </u>

There were no employees whose annual remuneration was more than £60,000.

Remuneration of key management personnel

The remuneration of key management personnel was as follows: £Nil (2023: £Nil).

13 Gains and losses on investments

	Unrestricted	Unrestricted
	funds	funds
	2024	2023
	£	£
Gains/(losses) arising on:		
Revaluation of investments	130,380	(153,044)
	<u> </u>	<u> </u>

14 Taxation

The charity is exempt from taxation on its activities because all its income is applied for charitable purposes.

KEMP HOUSE TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2024

15 Tangible fixed assets

	Freehold property £
Cost	
At 1 April 2023	126,403
At 31 March 2024	126,403
Depreciation and impairment	
At 1 April 2023	32,504
Depreciation charged in the year	2,528
At 31 March 2024	35,032
Carrying amount	
At 31 March 2024	91,371
At 31 March 2023	93,900

All of the above assets are used for charitable purposes. KEMP House Trust granted a 99 year lease to KEMP Hospice for the sole use of the building to deliver its charitable objectives. KEMP House Trust retain the title absolute of the property in Mason Road and it recognises only the retained interest in the freehold on its balance sheet as the risks and rewards of ownership have been transferred to KEMP Hospice for the duration of the lease.

16 Fixed asset investments

	Listed investments £	Cash in portfolio £	Total £
Cost or valuation			
At 1 April 2023	1,962,033	20,093	1,982,126
Increase/(decrease) in year	(46,385)	17,367	(29,018)
At 31 March 2024	1,915,648	37,460	1,953,108
Carrying amount			
At 31 March 2024	1,915,648	37,460	1,953,108
At 31 March 2023	1,962,033	20,093	1,982,126

17 Financial instruments

	2024 £	2023 £
Carrying amount of financial assets		
Instruments measured at fair value through profit or loss	1,915,648	1,962,033

KEMP HOUSE TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2024

18 Debtors	2024	2023
	£	£
Amounts falling due within one year:		
Trade debtors	2,363	158
Accrued income	2,720	28,601
	<u>5,083</u>	<u>28,759</u>
	<u><u>5,083</u></u>	<u><u>28,759</u></u>
19 Current asset investments	2024	2023
	£	£
Unlisted investments	-	467
	<u>-</u>	<u>467</u>
	<u><u>-</u></u>	<u><u>467</u></u>
20 Creditors: amounts falling due within one year	2024	2023
	£	£
Trade creditors	3,000	-
Other creditors	283,407	266,494
Accruals and deferred income	2,706	2,580
	<u>289,113</u>	<u>269,074</u>
	<u><u>289,113</u></u>	<u><u>269,074</u></u>

21 Restricted funds

The restricted funds of the charity comprise the unexpended balances of donations and grants held on trust subject to specific conditions by donors as to how they may be used.

	Movement in funds		Movement in funds		
	Balance at 1 April 2022	Incoming resources	Balance at 1 April 2023	Incoming resources	Balance at 31 March 2024
	£	£	£	£	£
Capital projects	335,422	-	335,422	-	335,422
	<u>335,422</u>	<u>-</u>	<u>335,422</u>	<u>-</u>	<u>335,422</u>

Purpose of restricted funds

Capital projects

This is a legacy received to be spent on capital projects for the benefit of the patients of KEMP Hospice.

KEMP HOUSE TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2024

22 Unrestricted funds

The unrestricted funds of the charity comprise the unexpended balances of donations and grants which are not subject to specific conditions by donors and grantors as to how they may be used. These include designated funds which have been set aside out of unrestricted funds by the trustees for specific purposes.

	At 1 April 2023 £	Incoming resources £	Resources expended £	Gains and losses £	At 31 March 2024 £
General funds	2,078,260	76,505	(377,229)	130,380	1,907,916
Previous year:	At 1 April 2022 £	Incoming resources £	Resources expended £	Gains and losses £	At 31 March 2023 £
General funds	2,095,271	214,681	(78,648)	(153,044)	2,078,260

23 Analysis of net assets between funds

	Unrestricted funds 2024 £	Restricted funds 2024 £	Total 2024 £
At 31 March 2024:			
Tangible assets	91,371	-	91,371
Investments	1,953,108	-	1,953,108
Current assets/(liabilities)	(136,563)	335,422	198,859
	<u>1,907,916</u>	<u>335,422</u>	<u>2,243,338</u>
	<u>2,078,260</u>	<u>335,422</u>	<u>2,413,682</u>
At 31 March 2023:			
Tangible assets	93,900	-	93,900
Investments	1,982,126	-	1,982,126
Current assets/(liabilities)	2,234	335,422	337,656
	<u>2,078,260</u>	<u>335,422</u>	<u>2,413,682</u>

24 Related party transactions

There were no disclosable related party transactions during the year.

KEMP HOUSE TRUST

England & Wales - Charity number 511141

Accounts

Charity registration number 511141

KEMP HOUSE TRUST
ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2023

KEMP HOUSE TRUST

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	Mrs M Young CPFA Mrs S Thompson Mr D Rees Mr J P Cadwallader	(Appointed 20 July 2022)
Charity number	511141	
Principal address	mfg Solicitors LLP Adam House Birmingham Road Kidderminster Worcestershire United Kingdom DY10 2SH	
Independent examiner	Ormerod Rutter Limited The Oakley Kidderminster Road Droitwich Worcestershire WR9 9AY	
Bankers	HSBC Bank Plc 31 Church Street Kidderminster Worcestershire DY10 2AY	
	The Co-operative Bank 6th Floor 1 Balloon Street Manchester M60 4EP	
	Scottish Widows Bank PO BOX 883 Leeds LS1 9TY	
Solicitors	mfg Solicitors LLP Adam House Birmingham Road Kidderminster Worcestershire DY10 2SH	
Investment advisors	Investec Wealth & Investment Limited 30 Gresham Street London EC2V 7QN	

KEMP HOUSE TRUST

CONTENTS

	Page
Trustees' report	1 - 3
Independent examiner's report	4
Statement of financial activities	5
Balance sheet	6
Notes to the financial statements	7 - 17

KEMP HOUSE TRUST

TRUSTEES' REPORT

FOR THE YEAR ENDED 31 MARCH 2023

The trustees present their annual report and financial statements for the year ended 31 March 2023, which have been subject to independent examination.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the charity's trust deed, the Charities Act 2011 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (effective from 1 January 2019).

Objectives and activities

Purposes and aims

The Declaration of Trust created on 6 May 1981 and subsequent amendments govern the Trust. A scheme to update the constitution was agreed by the Charity Commission on 30 July 2013 and a further deed of variation completed on 31 March 2014.

Our objectives: To provide clinical, emotional and spiritual care with practical support for people, their families, carers and the wider community who may be affected by serious life limiting illness within Kidderminster and district.

Our Activities: KEMP House Trust's principal current activity is to manage its investment portfolio and support the charitable activities of KEMP Hospice (formerly KEMP House Trust Limited, charity number 1146310 and company number 7846810) by providing the hospice building at a peppercorn rent and financial support in the form of grants.

The trustees review the aims, objectives and activities of the charity each year. This report looks at what the charity has achieved and the outcomes of its work in the reporting period. The trustees report the success of each key activity and the benefits the charity has brought to those groups of people that it is set up to help. The review also helps the trustees ensure the charity's aims, objectives and activities remained focused on its stated purposes.

The trustees have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the charity's aims and objectives and in planning its future activities. In particular, the trustees consider how planned activities will contribute to the aims and objectives that have been set.

Beneficiaries of our services

In the current year the Trust has made a grant of £50k to KEMP Hospice to enable it to adapt and continue its support of people with life limiting illnesses, their families and carers including provision of a day hospice, bereavement counselling for adults and children and support for carers. These services, provided free of charge to service users, benefit both service users and the community as a whole.

KEMP HOUSE TRUST

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2023

Achievements and performance

Financial review

The Trust's work is now almost entirely reliant on income and investment returns from its investment portfolio and legacies.

The trustees work closely with their investment advisors with the aim of creating a reserve that will grow at least in line with inflation such that when called upon, its purchasing power will not have diminished.

In managing the investment portfolio the trustees adopt a balanced strategy and a medium risk approach. As in 2021/22, dividends were drawn down throughout the year to 31 March 2023 to maintain liquidity to meet unexpected demands on cash from funding applications.

The trustees meet regularly with their investment advisors to review strategy and performance. The annual net return achieved during the year was a disappointing -5.29% against a benchmark of -3.95%. The financial year 2022/23 proved to be a year of great uncertainty worldwide with the ongoing war in Ukraine, rising inflation and interest rates causing significant increases in the cost of living, wage demands and strikes and a consequent reduction in growth predictions. The final quarter of the year showed some signs of recovery with a slowing of inflation and a reduction in wholesale energy costs. The situation is under constant review. Investment income from listed investments totalled £58.5k (2022: £54.7k).

Grants and contributions made during the year totalled £50.0k (2022: £435.0k).

Income from donations and legacies amounted to £147.9k (2022: £495.4k).

As of 31 March 2023 the fair value of fixed investments was £1.98m compared to £2.15m as at 31 March 2022. The 2023 figure includes £20.1k held by the investment broker pending reinvestment (2022: £148.8k).

Cash at bank at the year-end stood at £577.5k up from £239.5k (31 March 2022).

Net assets at 31 March 2023 were £2.41m (2022: £2.43m).

Reserves policy and going concern

With net assets at £2.41m (2022: £2.43m) and net current assets at £337.7k (2022: £182.3k) the finances of the Trust remain healthy.

A medium risk approach is taken to investment and the holding is spread in terms of market sector and world markets to minimise risk.

The trustees have reviewed the position on holding reserves and have concluded that a specific policy is inappropriate. The Trust's charitable purpose is to provide funding to other organisations whose activities meet the objects of the Trust. It is not to build up substantial reserves. The Trust does not actively raise funds and over time legacies and donations will dry up. The Trust has no direct employees and whilst creditors stand at £269k they are covered more than 8 times by net assets. The financial position of the Trust is kept under review to ensure that we can meet any commitments as they become due.

Of the £2.41m (2022: £2.43m) funds held by the Trust at 31 March 2023 £2.1m (2022: £2.1m) is for unrestricted use. The £335k (2022: £335k) restricted funds are for capital projects in the main.

Structure, governance and management

The organisation is an unincorporated charity registered as a charity on 6 May 1981 in England and Wales.

The charity is constituted under a trust deed dated 12 February 1981 and subsequent amendments. A scheme to update the constitution was agreed by the Charity Commission on 30 July 2013 and a further deed of variation was completed on 31 March 2014.

All trustees give their time voluntarily and receive no benefits from the charity.

KEMP HOUSE TRUST

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2023

Appointment of trustees

Trustees are elected or co-opted and the total number of trustees may not be less than three. New trustees are deemed to be appointed by resolution of the board. The board of trustees can co-opt members for terms determined by the board at the time of their co-option. In appointing trustees the board look for individuals with relevant experience and integrity.

Related parties and relationships with other organisations

In pursuit of its charitable objectives, the trust provides funding to KEMP Hospice, a stand-alone charitable company limited by guarantee. To assist in communication between the organisations, a trustee/director of each organisation meets from time to time to verify that funds are being utilised effectively in line with the Trust's objectives.

Statement of trustees' responsibilities


Law applicable to charities in England and Wales requires the trustees to prepare financial statements for each financial year which give a true and fair view of the charity's financial activities during the period and of its financial position at the end of the period. In preparing financial statements giving a true and fair view, the trustees should follow best practice and:

- Select suitable accounting policies and then apply them consistently
- Observe the methods and principles in the Charities SORP
- Make judgements and estimates that are reasonable and prudent
- State whether applicable UK Accounting Standards and statements of recommended practice have been followed, subject to any material departures disclosed and explained in the financial statements
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The trustees are responsible for the maintenance and integrity of the corporate and financial information. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

The trustees' report was approved by the Board of Trustees.



.....
Mrs M Young CPFA

Chair of Trustees

Date: 22/1/2024.....

KEMP HOUSE TRUST

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF KEMP HOUSE TRUST

I report to the trustees on my examination of the financial statements of KEMP House Trust (the charity) for the year ended 31 March 2023.

Responsibilities and basis of report

As the trustees of the charity you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011 (the 2011 Act).

I report in respect of my examination of the charity's financial statements carried out under section 145 of the 2011 Act. In carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

Your attention is drawn to the fact that the charity has prepared financial statements in accordance with Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has now been withdrawn.

I understand that this has been done in order for financial statements to provide a true and fair view in accordance with Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2015.

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

- 1 accounting records were not kept in respect of the charity as required by section 130 of the 2011 Act; or
- 2 the financial statements do not accord with those records; or
- 3 the financial statements do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the financial statements to be reached.



Joanne Baldwin FCCA ACA

Ormerod Rutter Limited
The Oakley
Kidderminster Road
Droitwich
Worcestershire
WR9 9AY

Dated: 23/1/2024

KEMP HOUSE TRUST

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2023

		Unrestricted funds 2023 £	Restricted funds 2023 £	Total 2023 £	Unrestricted funds 2022 £	Restricted funds 2022 £	Total 2022 £
<u>Income and endowments from:</u>							
Donations and legacies	3	147,901	-	147,901	495,371	-	495,371
Investments	4	66,580	-	66,580	58,755	-	58,755
Other income	5	200	-	200	-	-	-
Total income		214,681	-	214,681	554,126	-	554,126
<u>Expenditure on:</u>							
Raising funds	6	22,940	-	22,940	21,786	-	21,786
Charitable activities	7	55,708	-	55,708	444,417	-	444,417
Total expenditure		78,648	-	78,648	466,203	-	466,203
Net gains/(losses) on investments	13	(153,044)	-	(153,044)	99,320	-	99,320
Net movement in funds		(17,011)	-	(17,011)	187,243	-	187,243
Fund balances at 1 April 2022		2,095,271	335,422	2,430,693	1,908,028	335,422	2,243,450
Fund balances at 31 March 2023		2,078,260	335,422	2,413,682	2,095,271	335,422	2,430,693

The statement of financial activities includes all gains and losses recognised in the year.

All income and expenditure derive from continuing activities.

KEMP HOUSE TRUST

BALANCE SHEET

AS AT 31 MARCH 2023

	Notes	2023		2022	
		£	£	£	£
Fixed assets					
Tangible assets	15		93,900		96,427
Investments	16		1,982,126		2,151,992
			<u>2,076,026</u>		<u>2,248,419</u>
Current assets					
Debtors	18	28,759		473,665	
Short term deposits	19	467		459	
Cash at bank and in hand		577,504		239,487	
		<u>606,730</u>		<u>713,611</u>	
Creditors: amounts falling due within one year	20	<u>(269,074)</u>		<u>(531,337)</u>	
Net current assets			337,656		182,274
Total assets less current liabilities			<u>2,413,682</u>		<u>2,430,693</u>
Income funds					
Restricted funds	21		335,422		335,422
Unrestricted funds			2,078,260		2,095,271
			<u>2,413,682</u>		<u>2,430,693</u>

The financial statements were approved by the Trustees on ...22/1/2024


.....
Mrs M Young CPFA
Chair of Trustees

KEMP HOUSE TRUST

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2023

1 Accounting policies

Charity information

KEMP House Trust is a an unincorporated charity registered with the Charity Commission for England and Wales.

The registered office address is c/o mfg Solicitors LLP, Adam House, Birmingham Road, Kidderminster, Worcestershire DY10 2SH

1.1 Accounting convention

The financial statements have been prepared in accordance with the charity's governing document, the Charities Act 2011, FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the Charities SORP "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (effective 1 January 2019).

The financial statements are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, The principal accounting policies adopted are set out below.

Public benefit entity

The charity meets the definition of a public benefit entity under FRS 102.

1.2 Going concern

At the time of approving the financial statements, the trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

1.4 Income

Income is recognised when the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the charity has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Legacies are recognised on receipt or otherwise if the charity has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

KEMP HOUSE TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2023

1 Accounting policies (Continued)

1.5 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement, and the amount of the obligation can be measured reliably.

Expenditure is classified under the following activity headings:

- Costs of raising funds relate to the costs incurred by the charity in inducing third parties to make voluntary contributions to it, as well as the cost of any activities with a fundraising purpose
- Expenditure on charitable activities includes the costs of making grants to KEMP Hospice (formerly KEMP House Trust Limited) undertaken to further the purposes of the charity and their associated support costs Other expenditure represents those items not falling into any other heading

Irrecoverable VAT is charged as a cost against the activity for which the expenditure was incurred.

Resources expended are allocated to the particular activity where the cost relates directly to that activity. However, the cost of overall direction and administration of each activity, comprising the salary and overhead costs of the central function, is apportioned on the following basis which are an estimate, based on staff time, of the amount attributable to each activity.

Support and governance costs are re-allocated to each of the activities where applicable:

- Raising funds - 34%
- Grant - making activities - 66%

1.6 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Items of equipment are capitalised where the purchase price exceeds £500.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Freehold property	2% on cost
-------------------	------------

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

1.7 Fixed asset investments

Fixed asset investments are initially measured at transaction price excluding transaction costs, and are subsequently measured at fair value at each reporting date. Changes in fair value are recognised in net income/(expenditure) for the year. Transaction costs are expensed as incurred.

1.8 Impairment of fixed assets

At each reporting end date, the charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

1.9 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

KEMP HOUSE TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2023

1 Accounting policies

(Continued)

1.10 Financial instruments

The charity has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the charity's balance sheet when the charity becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Basic financial liabilities

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the charity's contractual obligations expire or are discharged or cancelled.

1.11 Provisions

Provisions are recognised when the charity has a legal or constructive present obligation as a result of a past event, it is probable that the charity will be required to settle that obligation and a reliable estimate can be made of the amount of the obligation.

The amount recognised as a provision is the best estimate of the consideration required to settle the present obligation at the reporting end date, taking into account the risks and uncertainties surrounding the obligation. Where the effect of the time value of money is material, the amount expected to be required to settle the obligation is recognised at present value. When a provision is measured at present value, the unwinding of the discount is recognised as a finance cost in net income/(expenditure) in the period in which it arises.

1.12 Leases

Rentals payable under operating leases, including any lease incentives received, are charged as an expense on a straight line basis over the term of the relevant lease.

Rental income is recognised on a straight line basis over the term of the lease.

KEMP HOUSE TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2023

1 Accounting policies (Continued)

1.13 Grants payable

Grants payable are made to third parties in furtherance of the charity's objects. Single or multi-year grants are accounted for when either the recipient has a reasonable expectation that they will receive a grant and the trustees have agreed to pay the grant without condition, or the recipient has a reasonable expectation that they will receive a grant and that any condition attaching to the grant is outside of the control of the charity.

Provisions for grants are made when the intention to make a grant has been communicated to the recipient but there is uncertainty about either the timing of the grant or the amount of grant payable.

1.14 Debtors

Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

1.15 Short term deposits

Short term deposits includes cash balances that are invested in accounts with a maturity date of between 3 and 12 months.

2 Critical accounting estimates and judgements

In the application of the charity's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

3 Donations and legacies

	Unrestricted funds	Unrestricted funds
	2023	2022
	£	£
Donations and gifts	1,316	1,522
Legacies receivable	146,585	493,849
	<u>147,901</u>	<u>495,371</u>

KEMP HOUSE TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2023

4 Investments

	Unrestricted funds	Unrestricted funds
	2023	2022
	£	£
Rental income	8,105	3,863
Income from listed investments	58,475	54,654
Interest receivable	-	238
	<u>66,580</u>	<u>58,755</u>

5 Other income

	Unrestricted funds	Total
	2023	2022
	£	£
Other income	<u>200</u>	<u>-</u>

6 Raising funds

	Unrestricted funds	Unrestricted funds
	2023	2022
	£	£
Raising funds	-	1,032
Governance costs (see note 8)	6,117	3,421
Support costs (see note 8)	<u>6,117</u>	<u>3,421</u>
Raising funds	6,117	4,453
Investment management fees	16,823	17,333
	<u>22,940</u>	<u>21,786</u>

KEMP HOUSE TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2023

7 Charitable activities

	2023 £	2022 £
Grant funding of activities (see note 8)	50,000	435,099
Share of support costs (see note 9)	3,128	5,474
Share of governance costs (see note 9)	2,580	3,844
	<u>55,708</u>	<u>444,417</u>

8 Grants payable

	2023 £	2022 £
Grants to institutions: Grant to KEMP Hospice	<u>50,000</u>	<u>435,099</u>

KEMP HOUSE TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2023

9 Support costs	Support Governance costs		2023		Support Governance costs		2022	
	£	£	£	£	£	£	£	
Depreciation	2,528	-	2,528	-	2,528	-	2,528	
Oxford Street costs	1,788	-	1,788	-	5,695	-	5,695	
Independent examiner's fees	-	2,580	2,580	-	-	1,840	1,840	
Legal and professional fees	4,852	-	4,852	-	672	3,036	3,708	
Office and sundry costs	77	-	77	-	-	-	-	
	<u>9,245</u>	<u>2,580</u>	<u>11,825</u>	<u>4,876</u>	<u>8,895</u>	<u>4,876</u>	<u>13,771</u>	
Analysed between								
Fundraising	6,117	-	6,117	-	3,421	1,032	4,453	
Charitable activities	3,128	2,580	5,708	3,844	5,474	3,844	9,318	
	<u>9,245</u>	<u>2,580</u>	<u>11,825</u>	<u>4,876</u>	<u>8,895</u>	<u>4,876</u>	<u>13,771</u>	

KEMP HOUSE TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2023

10 Net movement in funds	2023	2022
	£	£
Net movement in funds is stated after charging/(crediting)		
Depreciation of owned tangible fixed assets	2,528	2,528
Independent examiner's fees	2,580	1,840
	<u> </u>	<u> </u>

11 Trustees

None of the trustees (or any persons connected with them) received any remuneration or benefits from the charity during the year.

12 Employees

The average monthly number of employees during the year was:

	2023	2022
	Number	Number
Total	-	-
	<u> </u>	<u> </u>

There were no employees whose annual remuneration was more than £60,000.

13 Net gains/(losses) on investments

	Unrestricted funds	Unrestricted funds
	2023	2022
	£	£
Revaluation of investments	(153,044)	99,320
	<u> </u>	<u> </u>

14 Taxation

The charity is exempt from tax on income and gains falling within section 505 of the Taxes Act 1988 or section 252 of the Taxation of Chargeable Gains Act 1992 to the extent that these are applied to its charitable objects.

KEMP HOUSE TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2023

15 Tangible fixed assets

	Freehold property £
Cost	
At 1 April 2022	126,403
At 31 March 2023	126,403
Depreciation and impairment	
At 1 April 2022	29,975
Depreciation charged in the year	2,528
At 31 March 2023	32,503
Carrying amount	
At 31 March 2023	93,900
At 31 March 2022	96,427

All of the above assets are used for charitable purposes. KEMP House Trust granted a 99 year lease to KEMP Hospice for the sole use of the building to deliver its charitable objectives. KEMP House Trust retain the title absolute of the property in Mason Road and it recognises only the retained interest in the freehold on its balance sheet as the risks and rewards of ownership have been transferred to KEMP Hospice for the duration of the lease.

16 Fixed asset investments

	Listed investments £	Cash in portfolio	Total £
Cost or valuation			
At 1 April 2022	2,003,155	148,837	2,151,992
Additions	598,270	-	598,270
Valuation changes	(153,044)	-	(153,044)
Decrease in year	-	(128,744)	(128,744)
Disposals	(486,348)	-	(486,348)
At 31 March 2023	1,962,033	20,093	1,982,126
Carrying amount			
At 31 March 2023	1,962,033	20,093	1,982,126
At 31 March 2022	2,003,155	148,837	2,151,992

17 Financial instruments

	2023 £	2022 £
Carrying amount of financial assets		
Instruments measured at fair value through profit or loss	1,962,033	2,003,155

KEMP HOUSE TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2023

18 Debtors	2023	2022
	£	£
Amounts falling due within one year:		
Trade debtors	158	860
Accrued income	28,601	472,805
	<u>28,759</u>	<u>473,665</u>
19 Current asset investments	2023	2022
	£	£
Unlisted investments	467	459
	<u>467</u>	<u>459</u>
20 Creditors: amounts falling due within one year	2023	2022
	£	£
Other creditors	266,494	528,265
Accruals and deferred income	2,580	3,072
	<u>269,074</u>	<u>531,337</u>

21 Restricted funds

The income funds of the charity include restricted funds comprising the following unexpended balances of donations and grants held on trust for specific purposes:

	Movement in funds		Movement in funds		Balance at 31 March 2023
	Balance at 1 April 2021	Incoming resources	Balance at 1 April 2022	Incoming resources	
	£	£	£	£	£
Capital projects	335,422	-	335,422	-	335,422
	<u>335,422</u>	<u>-</u>	<u>335,422</u>	<u>-</u>	<u>335,422</u>

Purpose of restricted funds

Capital projects

This is a legacy received to be spent on capital projects for the benefit of the patients of KEMP Hospice.

KEMP HOUSE TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2023

22 Analysis of net assets between funds

	Unrestricted funds 2023 £	Restricted funds 2023 £	Total 2023 £	Unrestricted funds 2022 £	Restricted funds 2022 £	Total 2022 £
Fund balances at 31 March 2023 are represented by:						
Tangible assets	93,900	-	93,900	96,427	-	96,427
Investments	1,982,126	-	1,982,126	2,151,992	-	2,151,992
Current assets/(liabilities)	2,234	335,422	337,656	(153,148)	335,422	182,274
	<u>2,078,260</u>	<u>335,422</u>	<u>2,413,682</u>	<u>2,095,271</u>	<u>335,422</u>	<u>2,430,693</u>

23 Related party transactions

There were no disclosable related party transactions during the year.

KEMP HOUSE TRUST

England & Wales - Charity number 511141

Accounts

Charity registration number 511141

KEMP HOUSE TRUST
ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022

KEMP HOUSE TRUST

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	Mrs M Young CPFA Mrs S Thompson Mr D Rees Mr J P Cadwallader	(Appointed 20 July 2022)
Charity number	511141	
Principal address	mfg Solicitors LLP Adam House Birmingham Road Kidderminster Worcestershire DY10 2SH	
Independent examiner	Ormerod Rutter Limited The Oakley Kidderminster Road Droitwich Worcestershire WR9 9AY	
Bankers	HSBC Bank Plc 31 Church Street Kidderminster Worcestershire DY10 2AY	
Solicitors	mfg Solicitors LLP Adam House Birmingham Road Kidderminster Worcestershire DY10 2SH	
Investment advisors	Investec Wealth & Investment Limited 30 Gresham Street London EC2V 7QN	

KEMP HOUSE TRUST

CONTENTS

	Page
Trustees' report	1 - 3
Independent examiner's report	4
Statement of financial activities	5
Balance sheet	6
Notes to the financial statements	8 - 19

KEMP HOUSE TRUST

TRUSTEES' REPORT

FOR THE YEAR ENDED 31 MARCH 2022

The trustees present their annual report and financial statements for the year ended 31 March 2022, which have been subject to independent examination.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the charity's trust deed, the Charities Act 2011 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (effective from 1 January 2019).

Objectives and activities

Purposes and aims

The Declaration of Trust created on 6 May 1981 and subsequent amendments govern the Trust. A scheme to update the constitution was agreed by the Charity Commission on 30 July 2013 and a further deed of variation completed on 31 March 2014.

Our objectives: To provide clinical, emotional and spiritual care with practical support for people, their families, carers and the wider community who may be affected by serious life limiting illness within Kidderminster and district.

Our Activities: KEMP House Trust's principal current activity is to manage its investment portfolio and support the charitable activities of KEMP Hospice (formerly KEMP House Trust Limited, charity number 1146310 and company number 7846810) by providing the hospice building at a peppercorn rent and financial support in the form of grants.

The trustees review the aims, objectives and activities of the charity each year. This report looks at what the charity has achieved and the outcomes of its work in the reporting period. The trustees report the success of each key activity and the benefits the charity has brought to those groups of people that it is set up to help. The review also helps the trustees ensure the charity's aims, objectives and activities remained focused on its stated purposes.

The trustees have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the charity's aims and objectives and in planning its future activities. In particular, the trustees consider how planned activities will contribute to the aims and objectives that have been set.

Beneficiaries of our services

In the current year the Trust has made a grant of £435k to KEMP Hospice (formerly KEMP House Trust Limited) to enable it to adapt and continue its support of people with life limiting illnesses, their families and carers including provision of a day hospice (adapted to a virtual offering through Covid), bereavement counselling for adults and children and support for carers. These services, provided free of charge to service users, benefit both service users and the community as a whole.

KEMP HOUSE TRUST

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2022

Achievements and performance

Financial review

The Trust's work is now almost entirely reliant on income and investment returns from its investment portfolio and legacies.

The trustees work closely with their investment advisors with the aim of creating a reserve that will grow at least in line with inflation such that when called upon, its purchasing power will not have diminished.

In managing the investment portfolio the trustees adopt a balanced strategy and a medium risk approach. As in 2020/21, dividends were drawn down throughout the year to 31 March 2022 to maintain liquidity to meet unexpected demands on cash from funding applications.

The trustees meet regularly with their investment advisors. The annual net return of 6.78% against a benchmark of 8.14% was disappointing. The markets in the first quarter of 2022 were very volatile, in the main, as a reaction to Russia's invasion of Ukraine, rising interest rates and inflation and lowering GDP forecasts. These factors impacted negatively on the valuation at the year end and on the fund's performance for the year. The situation is under constant review. Investment income from listed investments totalled £54.7k (2021: £51.9k).

Grants and contributions made during the year totalled £435.0k (2021: £366.0k).

Income from donations and legacies amounted to £495.3k (2021: £1.8k).

As of 31 March 2022 the fair value of fixed investments was £2.15m compared to £2.07m as at 31 March 2021. The 2022 figure includes £148.8k held by the investment broker pending reinvestment (2021: £12.0k).

Cash at bank at the year-end stood at £239.5k up from £147.9k (31 March 2021).

Net assets at 31 March 2022 were £2.43m (2021: £2.24m).

Reserves policy and going concern

With net assets at £2.43m (2021: £2.24m) and net current assets at £182.3k (2021: £74.5k) the finances of the Trust remain healthy.

A medium risk approach is taken to investment and the holding is spread in terms of market sector and world markets to minimise risk.

The trustees have reviewed the position on holding reserves and have concluded that a specific policy is inappropriate. The Trust's charitable purpose is to provide funding to other organisations whose activities meet the objects of the Trust. It is not to build up substantial reserves. The Trust does not actively raise funds and over time legacies and donations will dry up. The Trust has no direct employees and whilst creditors stand at £531k they are covered more than 4 times by net assets (£85.2k at 31 March 2022). The financial position of the Trust is kept under review to ensure that we can meet any commitments as they become due.

The Coronavirus pandemic has had a devastating impact on the fundraising activities of KEMP Hospice (formerly KEMP House Trust Limited) and KEMP House Trust has been called upon to provide substantial financial support of £435k in financial year 2021/2022 to enable the hospice to sustain its activities in the community.

Of the £2.43m (2021: £2.24m) funds held by the Trust at 31 March 2022 £2.1m (2021: £1.90m) is for unrestricted use. The £335k (2021: £335k) restricted funds are for capital projects in the main.

Structure, governance and management

The organisation is an unincorporated charity registered as a charity on 6 May 1981 in England and Wales.

The charity is constituted under a trust deed dated 12 February 1981 and subsequent amendments. A scheme to update the constitution was agreed by the Charity Commission on 30 July 2013 and a further deed of variation was completed on 31 March 2014.

All trustees give their time voluntarily and receive no benefits from the charity.

KEMP HOUSE TRUST

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2022

Appointment of trustees

Trustees are elected or co-opted and the total number of trustees may not be less than three. New trustees are deemed to be appointed by resolution of the board. The board of trustees can co-opt members for terms determined by the board at the time of their co-option. In appointing trustees the board look for individuals with relevant experience and integrity.

At the end of the year, the trustees regretfully accepted the resignation of Mrs Isobel Dale BEM, the Chair of Trustees, after 22 years of exemplary service. Her dedication and commitment to the charity were instrumental in building a robust organisation held in great esteem by the people of the Wyre Forest area and beyond. She will be greatly missed but will remain as a patron. Mary Young has taken over as Chair of Trustees and the vacancy on the board has been filled by John Cadwallader, who has many years experience as a stockbroker and banker.

Related parties and relationships with other organisations

In pursuit of its charitable objectives, the trust provides funding to KEMP Hospice (formerly KEMP House Trust Limited), a stand-alone charitable company limited by guarantee. To assist in communication between the organisations, a trustee/director of each organisation attends certain board meetings of the other organisation by invitation.

Statement of trustees' responsibilities

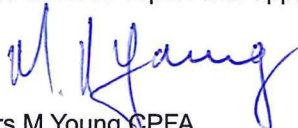
Law applicable to charities in England and Wales requires the trustees to prepare financial statements for each financial year which give a true and fair view of the charity's financial activities during the period and of its financial position at the end of the period. In preparing financial statements giving a true and fair view, the trustees should follow best practice and:

- Select suitable accounting policies and then apply them consistently
- Observe the methods and principles in the Charities SORP
- Make judgements and estimates that are reasonable and prudent
- State whether applicable UK Accounting Standards and statements of recommended practice have been followed, subject to any material departures disclosed and explained in the financial statements
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The trustees are responsible for the maintenance and integrity of the corporate and financial information included on the charity's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

The trustees' report was approved by the Board of Trustees.



Mrs M Young CPFA
Chair of Trustees

19 January 2023

KEMP HOUSE TRUST

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF KEMP HOUSE TRUST

I report to the trustees on my examination of the financial statements of KEMP House Trust (the charity) for the year ended 31 March 2022.

Responsibilities and basis of report

As the trustees of the charity you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011 (the 2011 Act).

I report in respect of my examination of the charity's financial statements carried out under section 145 of the 2011 Act. In carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

Since the charity's gross income exceeded £250,000 your examiner must be a member of a body listed in section 145 of the 2011 Act. I confirm that I am qualified to undertake the examination because I am a member of the ICAEW, which is one of the listed bodies.

Your attention is drawn to the fact that the charity has prepared financial statements in accordance with Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has now been withdrawn.

I understand that this has been done in order for financial statements to provide a true and fair view in accordance with Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2015.

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

- 1 accounting records were not kept in respect of the charity as required by section 130 of the 2011 Act; or
- 2 the financial statements do not accord with those records; or
- 3 the financial statements do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the financial statements to be reached.



Joanne Baldwin FCCA ACA

Ormerod Rutter Limited
The Oakley
Kidderminster Road
Droitwich
Worcestershire
WR9 9AY

Dated: ...19/1/2023

KEMP HOUSE TRUST

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2022

	Notes	Unrestricted funds 2022 £	Restricted funds 2022 £	Total Unrestricted funds 2022 £	Unrestricted funds 2021 £	Restricted funds 2021 £	Total 2021 £
<u>Income from:</u>							
Donations and legacies	3	495,371	-	495,371	1,807	-	1,807
Investments	4	58,755	-	58,755	52,001	-	52,001
Total income		554,126	-	554,126	53,808	-	53,808
<u>Expenditure on:</u>							
Raising funds	5	21,786	-	21,786	20,004	-	20,004
Charitable activities	6	444,417	-	444,417	368,537	3,503	372,040
Total expenditure		466,203	-	466,203	388,541	3,503	392,044
Net gains/(losses) on investments	12	99,320	-	99,320	347,396	-	347,396
Net movement in funds		187,243	-	187,243	12,663	(3,503)	9,160
Fund balances at 1 April 2021		1,908,028	335,422	2,243,450	1,895,365	338,925	2,234,290
Fund balances at 31 March 2022		2,095,271	335,422	2,430,693	1,908,028	335,422	2,243,450

The statement of financial activities includes all gains and losses recognised in the year.

All income and expenditure derive from continuing activities.

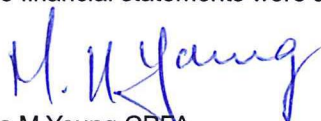
KEMP HOUSE TRUST

BALANCE SHEET

AS AT 31 MARCH 2022

	Notes	2022		2021	
		£	£	£	£
Fixed assets					
Tangible assets	13		96,427		98,955
Investments	14		2,151,992		2,070,005
			<u>2,248,419</u>		<u>2,168,960</u>
Current assets					
Debtors	16	473,665		11,279	
Short term deposits	17	459		459	
Cash at bank and in hand		239,487		147,918	
		<u>713,611</u>		<u>159,656</u>	
Creditors: amounts falling due within one year	18	(531,337)		(85,166)	
Net current assets			182,274		74,490
Total assets less current liabilities			<u>2,430,693</u>		<u>2,243,450</u>
Income funds					
Restricted funds	19		335,422		335,422
Unrestricted funds			2,095,271		1,908,028
			<u>2,430,693</u>		<u>2,243,450</u>

The financial statements were approved by the Trustees on 19 January 2023



Mrs M Young CPFA
Chair of Trustees

KEMP HOUSE TRUST

STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED 31 MARCH 2022

	Notes	2022 £	£	2021 £	£
Cash flows from operating activities					
Cash generated from/(absorbed by) operations	22		15,481		(381,322)
Investing activities					
Purchase of investments		(326,267)		(269,470)	
Proceeds from disposal of investments		343,600		485,885	
Investment income received		58,755		52,001	
		<u> </u>		<u> </u>	
Net cash generated from investing activities			76,088		268,416
Net cash used in financing activities			-		-
			<u> </u>		<u> </u>
Net increase/(decrease) in cash and cash equivalents			91,569		(112,906)
Cash and cash equivalents at beginning of year			147,918		260,824
			<u> </u>		<u> </u>
Cash and cash equivalents at end of year			<u>239,487</u>		<u>147,918</u>

KEMP HOUSE TRUST

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2022

1 Accounting policies

Charity information

KEMP House Trust is a an unincorporated charity registered with the Charity Commission for England and Wales.

The registered office address is c/o mfg Solicitors LLP, Adam House, Birmingham Road, Kidderminster, Worcestershire DY10 2SH

1.1 Accounting convention

The financial statements have been prepared in accordance with the charity's governing document, the Charities Act 2011, FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the Charities SORP "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (effective 1 January 2019).

The financial statements are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, The principal accounting policies adopted are set out below.

Public benefit entity

The charity meets the definition of a public benefit entity under FRS 102.

1.2 Going concern

At the time of approving the financial statements, the trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

1.4 Income

Income is recognised when the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the charity has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Legacies are recognised on receipt or otherwise if the charity has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

KEMP HOUSE TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2022

1 Accounting policies

(Continued)

1.5 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement, and the amount of the obligation can be measured reliably.

Expenditure is classified under the following activity headings:

- Costs of raising funds relate to the costs incurred by the charity in inducing third parties to make voluntary contributions to it, as well as the cost of any activities with a fundraising purpose
- Expenditure on charitable activities includes the costs of making grants to KEMP Hospice (formerly KEMP House Trust Limited) undertaken to further the purposes of the charity and their associated support costs Other expenditure represents those items not falling into any other heading

Irrecoverable VAT is charged as a cost against the activity for which the expenditure was incurred.

Resources expended are allocated to the particular activity where the cost relates directly to that activity. However, the cost of overall direction and administration of each activity, comprising the salary and overhead costs of the central function, is apportioned on the following basis which are an estimate, based on staff time, of the amount attributable to each activity.

Support and governance costs are re-allocated to each of the activities

- Raising funds - 34%
- Grant - making activities - 66%

1.6 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Items of equipment are capitalised where the purchase price exceeds £500.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Freehold property	2% on cost
-------------------	------------

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

1.7 Fixed asset investments

Fixed asset investments are initially measured at transaction price excluding transaction costs, and are subsequently measured at fair value at each reporting date. Changes in fair value are recognised in net income/(expenditure) for the year. Transaction costs are expensed as incurred.

1.8 Impairment of fixed assets

At each reporting end date, the charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

1.9 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

KEMP HOUSE TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2022

1 Accounting policies

(Continued)

1.10 Financial instruments

The charity has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the charity's balance sheet when the charity becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Basic financial liabilities

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the charity's contractual obligations expire or are discharged or cancelled.

1.11 Provisions

Provisions are recognised when the charity has a legal or constructive present obligation as a result of a past event, it is probable that the charity will be required to settle that obligation and a reliable estimate can be made of the amount of the obligation.

The amount recognised as a provision is the best estimate of the consideration required to settle the present obligation at the reporting end date, taking into account the risks and uncertainties surrounding the obligation. Where the effect of the time value of money is material, the amount expected to be required to settle the obligation is recognised at present value. When a provision is measured at present value, the unwinding of the discount is recognised as a finance cost in net income/(expenditure) in the period in which it arises.

1.12 Leases

Rentals payable under operating leases, including any lease incentives received, are charged as an expense on a straight line basis over the term of the relevant lease.

Rental income is recognised on a straight line basis over the term of the lease.

KEMP HOUSE TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2022

1 Accounting policies

(Continued)

1.13 Grants payable

Grants payable are made to third parties in furtherance of the charity's objects. Single or multi-year grants are accounted for when either the recipient has a reasonable expectation that they will receive a grant and the trustees have agreed to pay the grant without condition, or the recipient has a reasonable expectation that they will receive a grant and that any condition attaching to the grant is outside of the control of the charity.

Provisions for grants are made when the intention to make a grant has been communicated to the recipient but there is uncertainty about either the timing of the grant or the amount of grant payable.

1.14 Debtors

Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

1.15 Short term deposits

Short term deposits includes cash balances that are invested in accounts with a maturity date of between 3 and 12 months.

2 Critical accounting estimates and judgements

In the application of the charity's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

3 Donations and legacies

	Unrestricted funds	Unrestricted funds
	2022	2021
	£	£
Donations and gifts	1,522	1,557
Legacies receivable	493,849	250
	<u>495,371</u>	<u>1,807</u>

KEMP HOUSE TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2022

4 Investments

	Unrestricted funds	Unrestricted funds
	2022	2021
	£	£
Rental income	3,863	-
Income from listed investments	54,654	51,941
Interest receivable	238	60
	<u>58,755</u>	<u>52,001</u>

5 Raising funds

	Unrestricted funds	Unrestricted funds
	2022	2021
	£	£
Raising funds		
Governance costs (see note 8)	1,032	898
Support costs (see note 8)	3,421	2,232
	<u>4,453</u>	<u>3,130</u>
Raising funds	4,453	3,130
Investment management fees	17,333	16,874
	<u>21,786</u>	<u>20,004</u>

6 Charitable activities

	2022	2021
	£	£
Grant funding of activities (see note 7)	435,099	365,966
Share of support costs (see note 8)	5,474	4,332
Share of governance costs (see note 8)	3,844	1,742
	<u>444,417</u>	<u>372,040</u>
Analysis by fund		
Unrestricted funds	444,417	368,537
Restricted funds	-	3,503
	<u>444,417</u>	<u>372,040</u>

KEMP HOUSE TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2022

7 Grants payable

	2022	2021
	£	£
Grants to institutions:		
Grant to KEMP Hospice	435,099	365,966
	<u>435,099</u>	<u>365,966</u>

Grants were made to KEMP Hospice (formerly KEMP House Trust Limited) during 2021/22 to support the continuation and adaption of vital services through Covid.

KEMP HOUSE TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2022

8 Support costs	2022		2021	
	Support Governance costs £	£	Support Governance costs £	£
Depreciation	2,528	2,528	2,528	2,528
Oxford Street costs	5,695	5,695	676	676
Independent examiner's fees	-	1,840	3,360	3,360
Legal and professional fees	672	3,708	-	2,613
Consumables	-	-	-	27
	<u>8,895</u>	<u>13,771</u>	<u>6,564</u>	<u>9,204</u>
Analysed between				
Fundraising	3,421	4,453	2,232	898
Charitable activities	5,474	9,318	4,332	1,742
	<u>8,895</u>	<u>13,771</u>	<u>6,564</u>	<u>2,640</u>
				<u>9,204</u>

KEMP HOUSE TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2022

9	Net movement in funds	2022	2021
		£	£
	Net movement in funds is stated after charging/(crediting)		
	Depreciation of owned tangible fixed assets	2,528	2,528
	Operating lease rentals receivable - property	(3,863)	-
	Independent examiner's fees	1,840	3,360
		<u> </u>	<u> </u>

10 Trustees

None of the trustees (or any persons connected with them) received any remuneration or benefits from the charity during the year.

11 Employees

The average monthly number of employees during the year was:

	2022	2021
	Number	Number
Total	-	-
	<u> </u>	<u> </u>

There were no employees whose annual remuneration was more than £60,000.

12 Net gains/(losses) on investments

	Unrestricted funds	Unrestricted funds
	2022	2021
	£	£
Revaluation of investments	99,320	347,396
	<u> </u>	<u> </u>

KEMP HOUSE TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2022

13 Tangible fixed assets

	Freehold property £
Cost	
At 1 April 2021	126,403
At 31 March 2022	<u>126,403</u>
Depreciation and impairment	
At 1 April 2021	27,448
Depreciation charged in the year	2,528
At 31 March 2022	<u>29,976</u>
Carrying amount	
At 31 March 2022	<u>96,427</u>
At 31 March 2021	<u>98,955</u>

All of the above assets are used for charitable purposes. KEMP House Trust granted a 99 year lease to KEMP Hospice (formerly KEMP House Trust Limited) for the sole use of the building to deliver its charitable objectives. KEMP House Trust retain the title absolute of the property in Mason Road and it recognises only the retained interest in the freehold on its balance sheet as the risks and rewards of ownership have been transferred to KEMP Hospice (formerly KEMP House Trust Limited) for the duration of the lease.

KEMP HOUSE TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2022

14 Fixed asset investments

	Listed investments £	Cash in portfolio	Total £
Cost or valuation			
At 1 April 2021	2,057,966	12,039	2,070,005
Additions	326,266	-	326,266
Valuation changes	99,321	-	99,321
Increase in year	-	136,798	136,798
Disposals	(480,398)	-	(480,398)
	<u>2,003,155</u>	<u>148,837</u>	<u>2,151,992</u>
Carrying amount			
At 31 March 2022	<u>2,003,155</u>	<u>148,837</u>	<u>2,151,992</u>
At 31 March 2021	<u>2,057,966</u>	<u>12,039</u>	<u>2,070,005</u>

15 Financial instruments

	2022 £	2021 £
Carrying amount of financial assets		
Instruments measured at fair value through profit or loss	<u>2,003,155</u>	<u>2,057,966</u>

16 Debtors

	2022 £	2021 £
Amounts falling due within one year:		
Trade debtors	860	-
Accrued income	472,805	11,279
	<u>473,665</u>	<u>11,279</u>

17 Current asset investments

	2022 £	2021 £
Unlisted investments	<u>459</u>	<u>459</u>

KEMP HOUSE TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2022

18 Creditors: amounts falling due within one year

	2022 £	2021 £
Other creditors	528,265	81,806
Accruals and deferred income	3,072	3,360
	<u>531,337</u>	<u>85,166</u>

19 Restricted funds

The income funds of the charity include restricted funds comprising the following unexpended balances of donations and grants held on trust for specific purposes:

	Balance at 1 April 2020 £	Resources expended £	Balance at 1 April 2021 £	Movement in funds Incoming resources £	Balance at 31 March 2022 £
Capital projects	335,422	-	335,422	-	335,422
Other restricted funds	3,503	(3,503)	-	-	-
	<u>338,925</u>	<u>(3,503)</u>	<u>335,422</u>	<u>-</u>	<u>335,422</u>

Purpose of restricted funds

Capital projects

This is a legacy received to be spent on capital projects for the benefit of the patients of KEMP Hospice (formerly KEMP House Trust Limited).

20 Analysis of net assets between funds

	Unrestricted funds 2022 £	Restricted funds 2022 £	Total 2022 £	Unrestricted funds 2021 £	Restricted funds 2021 £	Total 2021 £
Fund balances at 31 March 2022 are represented by:						
Tangible assets	96,427	-	96,427	98,955	-	98,955
Investments	1,816,570	335,422	2,151,992	1,734,583	335,422	2,070,005
Current assets/(liabilities)	182,274	-	182,274	74,490	-	74,490
	<u>2,095,271</u>	<u>335,422</u>	<u>2,430,693</u>	<u>1,908,028</u>	<u>335,422</u>	<u>2,243,450</u>

KEMP HOUSE TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2022

21 Related party transactions

One trustee, Mrs Mary Young, was also a director of KEMP House Trust (Hospice Shop) Limited, a subsidiary of KEMP Hospice (formerly KEMP House Trust Limited) in the prior year, resigning her position on 22 September 2020, this is deemed to be a related party, and the transactions with KEMP Hospice (formerly KEMP House Trust Limited) are detailed below.

KEMP House Trust granted a 99 year lease to KEMP Hospice (formerly KEMP House Trust Limited) for the sole use of the building to deliver its charitable objects. Although KEMP House Trust retains the title absolute of the property in Mason Road, it recognises only the retained interest in the freehold on its balance sheet as the risks and rewards of ownership have been transferred for the duration of the lease.

KEMP House Trust made grant payments of £435,099 (2021: £365,966) to KEMP Hospice (formerly KEMP House Trust Limited).

There are no donations from related parties which are outside the normal course of business and no restricted donations from related parties.

The charity trustees were neither paid nor received any other benefits from employment with the charity in the year (2021: £nil). No charity trustee received payment for professional or other services supplied to the charity (2021: £nil). No trustee received expenses from the charity during the year (2021: £nil).

22 Cash generated from operations	2022	2021
	£	£
Surplus for the year	187,243	9,160
Adjustments for:		
Investment income recognised in statement of financial activities	(58,755)	(52,001)
Fair value gains and losses on investments	(99,320)	(347,396)
Depreciation and impairment of tangible fixed assets	2,528	2,528
Movements in working capital:		
(Increase)/decrease in debtors	(462,386)	20,922
Increase/(decrease) in creditors	446,171	(14,535)
Cash generated from/(absorbed by) operations	15,481	(381,322)

23 Analysis of changes in net funds
The charity had no debt during the year.

KEMP HOUSE TRUST

England & Wales - Charity number 511141

Accounts

Charity number: 511141

KEMP House Trust

Report and financial statements
For the year ended 31 March 2021

KEMP House Trust

Contents

For the year ended 31 March 2021

Reference and administrative information	1
Trustees' annual report	2
Independent examiner's report	6
Statement of financial activities (incorporating an income and expenditure account)	7
Balance sheet	8
Notes to the financial statements	9

KEMP House Trust

Reference and administrative information

For the year ended 31 March 2021

Charity number	511141
Country of registration	England & Wales
Registered office and operational address	41 Mason Road Kidderminster DY11 6AG
Trustees	Trustees who served during the year and up to the date of this report were as follows: Mrs Isobel Dale BEM Mrs Mary Young CPFA Mrs Sue Thompson Mr David Rees
Bankers	HSBC Bank Pic 31 Church Street Kidderminster DY10 2AY
Solicitors	Painters 29 Church Street Kidderminster DY10 2AU
Independent Examiner	Joanna Pittman FCA Sayer Vincent LLP Chartered Accountants and Statutory Auditor Invicta House 108-114 Golden Lane LONDON EC1Y 0TL
Investment Managers	Investec Wealth & Investment Limited 30 Gresham Street London EC2V 7QN

KEMP House Trust

Trustees' annual report

For the year ended 31 March 2021

The trustees present their report and the financial statements for the year ended 31 March 2021, which have been subject to independent examination.

Reference and administrative information set out on page 1 forms part of this report. The financial statements comply with current statutory requirements, the charity's trust deed and the Statement of Recommended Practice – Accounting and Reporting by Charities: SORP applicable to charities preparing their accounts in accordance with FRS 102.

Objectives and activities

Purposes and aims

The Declaration of Trust created on 6 May 1981 and subsequent amendments govern the Trust. A scheme to update the constitution was agreed by the Charities Commission on 30 July 2013 and a further deed of variation completed on 31 March 2014.

Our objectives: To provide clinical, emotional and spiritual care with practical support for people, their families, carers and the wider community who may be affected by serious life limiting illness with Kidderminster and district.

Our Activities: KEMP House Trust's principal current activity is to manage its investment portfolio and support the charitable activities of Kemp House Trust Ltd (charity number 1146310) by providing the hospice building at a peppercorn rent and financial support in the form of grants. The trustees review the aims, objectives and activities of the charity each year. This report looks at what the charity has achieved and the outcomes of its work in the reporting period. The trustees report the success of each key activity and the benefits the charity has brought to those groups of people that it is set up to help. The review also helps the trustees ensure the charity's aims, objectives and activities remained focused on its stated purposes.

The trustees have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the charity's aims and objectives and in planning its future activities. In particular, the trustees consider how planned activities will contribute to the aims and objectives that have been set.

Beneficiaries of our services

In the current year the Trust has made a grant of £357k to Kemp House Trust Ltd to enable it to adapt and continue its support of people with life limiting illnesses, their families and carers including provision of a day hospice (adapted to a virtual offering through Covid), bereavement counselling for adults and children and support for carers, through Covid. These services, provided free of charge to service users, benefit both service users and the community as a whole.

Financial review

The Trust's work is now almost entirely reliant on income and investment returns from its investment portfolio and legacies.

The trustees work closely with their investment advisors with the aim of creating a reserve that will grow at least in line with inflation such that when called upon, its purchasing power will not have diminished.

In managing the investment portfolio the trustees adopt a balanced strategy and a medium risk approach. As in 2019/20, dividends were drawn down throughout the year to 31 March 2021 to maintain liquidity to meet unexpected demands on cash from funding applications.

The trustees meet regularly with their investment advisors. 20/21 fortunately, saw a significant recovery in global markets, with the roll out of the Covid vaccine programme and the gradual re-opening of economies. As a result of the medium risk balanced approach to our investment portfolio, the fund showed an annual net return of 21.08% against a benchmark of 16.82% – a significant improvement on the –7.99% realised in 19/20. Investment income from listed investments totalled £51.9k (2020: £62.7k).

Grants and contributions made during the year totalled £365,966 (2020: £358,179).

Income from donations and legacies amounted to £1.8k (2020: £14.2k).

As of 31 March 2021 the fair value of fixed investments was £2.07m compared to £1.9m as at 31 March 2020. The 2021 figure includes £12k held by the investment broker pending reinvestment (2020: £47.7k).

Cash at bank at the year-end stood at £148k down from £260k (31 March 2020).

Net assets at 31 March 2021 were £2.24m (2020: £2.23m).

Reserves policy and going concern

With net assets at £2.24m (2020: £2.23m) and net current assets at £74.5k (2020: £193.3k) the finances of the Trust remain healthy.

A medium risk approach is taken to investment and the holding is spread in terms of market sector and world markets to minimise risk.

The trustees have reviewed the position on holding reserves and have concluded that a specific policy is inappropriate. The Trust's charitable purpose is to provide funding to other organisations whose activities meet the objects of the Trust. It is not to build up substantial reserves. The Trust does not actively raise funds and over time legacies and donations will dry up. The Trust has no

KEMP House Trust

Trustees' annual report

For the year ended 31 March 2021

direct employees and manageable creditors (£85.2k 31 March 2021). The financial position of the Trust is kept under review to ensure that we are able to meet any commitments as they become due.

The Coronavirus pandemic has had a devastating impact on the fundraising activities of Kemp House Trust Ltd and Kemp House Trust has been called upon to provide substantial financial support of £357k in financial year 2020/2021 to enable the hospice to sustain its activities in the community.

Of the £2.24m (2020: £2.23m) funds held by the Trust at 31 March 2021 £1.91m (2020: £1.9m) is for unrestricted use. The £335k (2020: £339k) restricted funds are for capital projects in the main.

Structure, governance and management

The organisation is an unincorporated charity registered as a charity on 6 May 1981 in England and Wales.

The charity is constituted under a trust deed dated 12 February 1981 and subsequent amendments. A scheme to update the constitution was agreed by The Charities Commission on 30 July 2013 and a further deed of variation was completed on 31 March 2014.

All trustees give their time voluntarily and receive no benefits from the charity.

Appointment of trustees

Trustees are elected or co-opted and the total number of trustees may not be less than three. New trustees are deemed to be appointed by resolution of the board. The board of trustees can co-opt members for terms determined by the board at the time of their co-option. In appointing trustees the board look for individuals with relevant experience and integrity.

Related parties and relationships with other organisations

In pursuit of its charitable objectives, the trust provides funding to KEMP House Trust Ltd, a stand-alone charitable company limited by guarantee. To assist in communication between the organisations, a trustee/director of each organisation attends certain board meetings of the other organisation by invitation.

Statement of responsibilities of the trustees

Law applicable to charities in England and Wales requires the trustees to prepare financial statements for each financial year which give a true and fair view of the charity's financial activities during the period and of its financial position at the end of the period. In preparing financial statements giving a true and fair view, the trustees should follow best practice and:

Trustees' annual report

For the year ended 31 March 2021

- Select suitable accounting policies and then apply them consistently
- Observe the methods and principles in the Charities SORP
- Make judgements and estimates that are reasonable and prudent
- State whether applicable UK Accounting Standards and statements of recommended practice have been followed, subject to any material departures disclosed and explained in the financial statements
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The trustees are responsible for the maintenance and integrity of the corporate and financial information included on the charity's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

The trustees' annual report has been approved by the trustees on 23 November 2021 and signed on their behalf by

Mrs Mary Young CPFA
Trustee

Independent examiner's report

To the members of

KEMP House Trust

I report to the trustees on my examination of the accounts of KEMP House Trust for the year ended 31 March 2021.

This report is made solely to the trustees as a body, in accordance with the Charities Act 2011. My examination has been undertaken so that I might state to the trustees those matters I am required to state to them in an independent examiner's report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the charity and the trustees as a body, for my examination, for this report, or for the opinions I have formed.

Responsibilities and basis of report

As the charity trustees of the Charity you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the Charity's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Charities Act 2011 ('the 2011 Act').

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

- 1 Accounting records were not kept in respect of the Charity as required by section 130 of the Act; or
- 2 The accounts do not accord with those records; or
- 3 The accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair view' which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Signed:

Name: Joanna Pittman FCA

Independent Examiner

Address: Sayer Vincent LLP, Invicta House, 108-114 Golden Lane, London, EC1Y 0TL

Date: 10 December 2021

KEMP House Trust

Statement of financial activities (incorporating an income and expenditure account)

For the year ended 31 March 2021

	Note	Unrestricted £	Restricted £	2021 Total £	Unrestricted £	Restricted £	2020 Total £
Income from:							
Donations and legacies	2	1,807	–	1,807	14,155	–	14,155
Investments	3	52,001	–	52,001	72,595	–	72,595
Total income		53,808	–	53,808	86,750	–	86,750
Expenditure on:							
Raising funds	4	20,004	–	20,004	21,462	–	21,462
Charitable activities							
Grant-making activities	4	368,537	3,503	372,040	253,586	111,405	364,991
Total expenditure		388,541	3,503	392,044	275,048	111,405	386,453
Net expenditure before net (losses)/gains on investments		(334,733)	(3,503)	(338,236)	(188,298)	(111,405)	(299,703)
Net gains / (losses) on investments		347,396	–	347,396	(211,017)	–	(211,017)
Net income/(expenditure) for the year	6	12,663	(3,503)	9,160	(399,315)	(111,405)	(510,720)
Net movement in funds		12,663	(3,503)	9,160	(399,315)	(111,405)	(510,720)
Reconciliation of funds:							
Total funds brought forward		1,895,365	338,925	2,234,290	2,294,680	450,330	2,745,010
Total funds carried forward		1,908,028	335,422	2,243,450	1,895,365	338,925	2,234,290

All of the above results are derived from continuing activities. There were no other recognised gains or losses other than those stated above. Movements in funds are disclosed in Note 14 to the financial statements.

KEMP House Trust

Balance sheet

As at 31 March 2021

	Note	£	2021 £	£	2020 £
Fixed assets:					
Tangible assets	8		98,955		101,483
Investments	9		2,070,005		1,939,483
			2,168,960		2,040,966
Current assets:					
Debtors	10	11,279		32,201	
Short term deposits		459		458	
Cash at bank and in hand		147,918		260,366	
		159,656		293,025	
Liabilities:					
Creditors: amounts falling due within one year	11	(85,166)		(99,701)	
Net current assets			74,490		193,324
Total assets less current liabilities			2,243,450		2,234,290
Total net assets	13		2,243,450		2,234,290
The funds of the charity:	14				
Restricted income funds			335,422		338,925
Unrestricted income funds:					
General funds		1,908,028		1,895,365	
Total unrestricted funds			1,908,028		1,895,365
Total charity funds			2,243,450		2,234,290

Approved by the trustees on 23 November 2021 and signed on their behalf by

Mrs Mary Young CPFA
Trustee

1 Accounting policies

a) Statutory information

KEMP House Trust is an unincorporated charity registered with the Charity Commission for England and Wales.

The registered office address is 41 Mason Road, Kidderminster, DY11 6AG

b) Basis of preparation

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) – (Charities SORP FRS 102), The Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011.

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair view'. This departure has involved following Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued on 16 July 2014 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy or note.

In applying the financial reporting framework, the trustees have made a number of subjective judgements, for example in respect of significant accounting estimates. Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. The nature of the estimation means the actual outcomes could differ from those estimates. Any significant estimates and judgements affecting these financial statements are detailed within the relevant accounting policy below.

c) Public benefit entity

The charity meets the definition of a public benefit entity under FRS 102.

d) Going concern

The trustees consider that there are no material uncertainties about the charity's ability to continue as a going concern.

The trustees do not consider that there are any sources of estimation uncertainty at the reporting date that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next reporting period.

e) Income

Income is recognised when the charity has entitlement to the funds, any performance conditions attached to the income have been met, it is probable that the income will be received and that the amount can be measured reliably.

For legacies, entitlement is taken as the earlier of the date on which either: the charity is aware that probate has been granted, the estate has been finalised and notification has been made by the executor(s) to the charity that a distribution will be made, or when a distribution is received from the estate. Receipt of a legacy, in whole or in part, is only considered probable when the amount can be measured reliably and the charity has been notified of the executor's intention to make a distribution. Where legacies have been notified to the charity, or the charity is aware of the granting of probate, and the criteria for income recognition have not been met, then the legacy is treated as a contingent asset and disclosed if material.

f) Interest receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the charity; this is normally upon notification of the interest paid or payable by the bank.

1 Accounting policies (continued)

g) Fund accounting

Restricted funds are to be used for specific purposes as laid down by the donor. Expenditure which meets these criteria is charged to the fund.

Unrestricted funds are donations and other incoming resources received or generated for the charitable purposes.

h) Expenditure and irrecoverable VAT

Expenditure is recognised once there is a legal or constructive obligation to make a payment to a third party, it is probable that settlement will be required and the amount of the obligation can be measured reliably. Expenditure is classified under the following activity headings:

- Costs of raising funds relate to the costs incurred by the charity in inducing third parties to make voluntary contributions to it, as well as the cost of any activities with a fundraising
- Expenditure on charitable activities includes the costs of making grants to KEMP House Trust Limited undertaken to further the purposes of the charity and their associated support costs
- Other expenditure represents those items not falling into any other heading

Irrecoverable VAT is charged as a cost against the activity for which the expenditure was incurred.

i) Grants payable

Grants payable are made to third parties in furtherance of the charity's objects. Single or multi-year grants are accounted for when either the recipient has a reasonable expectation that they will receive a grant and the trustees have agreed to pay the grant without condition, or the recipient has a reasonable expectation that they will receive a grant and that any condition attaching to the grant is outside of the control of the charity.

Provisions for grants are made when the intention to make a grant has been communicated to the recipient but there is uncertainty about either the timing of the grant or the amount of grant payable.

j) Operating leases

Rental income is charged on a straight line basis over the term of the lease.

k) Allocation of support costs

Resources expended are allocated to the particular activity where the cost relates directly to that activity. However, the cost of overall direction and administration of each activity, comprising the salary and overhead costs of the central function, is apportioned on the following basis which are an estimate, based on staff time, of the amount attributable to each activity.

Support and governance costs are re-allocated to each of the activities

- Raising funds 34%
- Grant-making activities 66%

l) Tangible fixed assets

Items of equipment are capitalised where the purchase price exceeds £500. Depreciation costs are allocated to activities on the basis of the use of the related assets in those activities. Assets are reviewed for impairment if circumstances indicate their carrying value may exceed their net realisable value and value in use. Major components are treated as a separate asset where they have significantly different patterns of consumption of economic benefits and are depreciated separately over its useful life.

Where fixed assets have been revalued, any excess between the revalued amount and the historic cost of the asset will be shown as a revaluation reserve in the balance sheet.

Depreciation is provided at rates calculated to write down the cost of each asset to its estimated residual value over its expected useful life. The depreciation rates in use are as follows:

- Freehold property 2% on cost

Notes to the financial statements

For the year ended 31 March 2021

1 Accounting policies (continued)

m) Listed investments

Investments are a form of basic financial instrument and are initially recognised at their transaction value and subsequently measured at their fair value as at the balance sheet date using the closing quoted market price. Any change in fair value will be recognised in the statement of financial activities. Investment gains and losses, whether realised or unrealised, are combined and shown in the heading "Net gains/(losses) on investments" in the statement of financial activities. The charity does not acquire put options, derivatives or other complex financial instruments.

n) Debtors

Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

o) Short term deposits

Short term deposits includes cash balances that are invested in accounts with a maturity date of between 3 and 12 months.

p) Cash at bank and in hand

Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

q) Creditors and provisions

Creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

r) Financial instruments

The charity only has both basic and non-basic financial assets and financial liabilities. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method. Non-basic financial instruments are measured at fair value with any gain or loss going to the statement of financial activities. Full details are given in the financial instruments note.

2 Income from donations and legacies

	Unrestricted £	2021 Total £	Unrestricted £	2020 Total £
Donations	1,557	1,557	1,739	1,739
Legacies	250	250	12,416	12,416
	<u>1,807</u>	<u>1,807</u>	<u>14,155</u>	<u>14,155</u>

3 Income from investments

	Unrestricted £	2021 Total £	Unrestricted £	2020 Total £
Rental income	-	-	9,000	9,000
Investment income from listed investments	51,941	51,941	62,717	62,717
Interest received	60	60	878	878
	<u>52,001</u>	<u>52,001</u>	<u>72,595</u>	<u>72,595</u>

KEMP House Trust

Notes to the financial statements

For the year ended 31 March 2021

4a Analysis of expenditure (current year)

	Raising funds £	Charitable activity Grant making activities £	Governance costs £	Support costs £	2021 Total £	2020 Total £
Grant to KEMP House Trust Limited (Note 5a)	-	365,966	-	-	365,966	358,179
Investment manager fees	16,874	-	-	-	16,874	17,953
Legal and Professional fees	-	-	2,613	-	2,613	4,492
Consumables	-	-	27	-	27	-
Oxford St costs	-	-	-	676	676	-
Depreciation	-	-	-	2,528	2,528	2,529
Independent examiner fees	-	-	-	3,360	3,360	3,300
	16,874	365,966	2,640	6,564	392,044	386,453
Support costs	2,232	4,332	-	(6,564)	-	-
Governance costs	898	1,742	(2,640)	-	-	-
Total expenditure 2021	20,004	372,040	-	-	392,044	
Total expenditure 2020	21,462	364,991	-	-		386,453

KEMP House Trust

Notes to the financial statements

For the year ended 31 March 2021

4a Analysis of expenditure (prior year)

	Raising funds	Charitable activity Grant making activities	Governance costs	Support costs	2020 Total	2019 Total
	£	£	£	£	£	£
Grant to KEMP House Trust Limited (Note 5a)	-	358,179	-	-	358,179	382,314
Investment manager fees	17,953	-	-	-	17,953	17,952
Legal and Professional fees	-	-	1,492	3,000	4,492	3,000
Depreciation	-	-	-	2,529	2,529	2,528
Independent examiner fees	-	-	3,300	-	3,300	1,800
	<u>17,953</u>	<u>358,179</u>	<u>4,792</u>	<u>5,529</u>	<u>386,453</u>	<u>407,594</u>
Support costs	1,880	3,649	-	(5,529)	-	-
Governance costs	1,629	3,163	(4,792)	-	-	-
Total expenditure 2020	<u>21,462</u>	<u>364,991</u>	<u>-</u>	<u>-</u>	<u>386,453</u>	
Total expenditure 2020	<u>20,443</u>	<u>387,150</u>	<u>-</u>	<u>-</u>		<u>407,594</u>

KEMP House Trust

Notes to the financial statements

For the year ended 31 March 2021

5a Grant making (current year)

	Grants to institutions £	2021 £	2020 £
Cost			
Donation to KEMP House Trust Limited	357,019	357,019	358,179
At the end of the year	357,019	357,019	358,179

Grants were made to KEMP House Trust Limited during 2020/21 to support the continuation and adaptation of vital services through Covid.

5b Grant making (prior year)

	Grants to institutions £	2020 £	2019 £
Cost			
Donation to KEMP House Trust Limited	358,179	358,179	382,314
At the end of the year	358,179	358,179	382,314

Grants were made to KEMP House Trust Limited during 2019/20 to support PR & communications activities (£35,787); to support IT and building (£83,705), and as support towards core costs (£238,687).

6 Net income/(expenditure) for the year

This is stated after charging / (crediting):

	2021 £	2020 £
Depreciation	2,528	2,528
Operating lease rentals receivable:		
Property	–	(9,000)
Independent examiner's fees (excluding VAT)	2,800	2,750

7 Related party transactions

As KEMP House Trust has a conduit member who attends the board of KEMP House Trust Limited, this is deemed to be a related party, and the transactions with KEMP House Trust Limited are detailed below.

KEMP House Trust granted a 99 year lease to KEMP House Trust Limited for the sole use of the building to deliver its charitable objects. Although KEMP House Trust retains the title absolute of the property in Mason Road, it recognises only the retained interest in the freehold on its balance sheet as the risks and rewards of ownership have been transferred for the duration of the lease.

KEMP House Trust made grant payments of £357,019 (2020: £358,179) to KEMP House Trust Limited.

During the financial year ended 31 March 2021, KEMP House Trust (Hospice Shop) Ltd made nil rent payments (2020: £9,000) for the property in Oxford Street, Kidderminster due to the lease ending in the previous year. One trustee, Mrs Mary Young, was also a director of KEMP House Trust (Hospice Shop) Limited in the year, resigning her position on 22 September 2020.

There are no donations from related parties which are outside the normal course of business and no restricted donations from related parties.

The charity trustees were neither paid nor received any other benefits from employment with the charity in the year (2020: £nil). No charity trustee received payment for professional or other services supplied to the charity (2020: £nil). Trustees expenses represents the payment of reimbursement of travel and subsistence costs totalling £27 (2020: £nil) incurred by 1 (2020: nil) members relating to attendance at meetings of the trustees.

8 Tangible fixed assets

	Freehold property £	Total £
Cost		
At the start of the year	126,403	126,403
At the end of the year	126,403	126,403
Depreciation		
At the start of the year	24,920	24,920
Charge for the year	2,528	2,528
At the end of the year	27,448	27,448
Net book value		
At the end of the year	98,955	98,955
At the start of the year	101,483	101,483

All of the above assets are used for charitable purposes. KEMP House Trust granted a 99 year lease to KEMP House Trust Limited for the sole use of the building to deliver its charitable objectives. KEMP House Trust retain the title absolute of the property in Mason Road and it recognises only the retained interest in the freehold on its balance sheet as the risks and rewards of ownership have been transferred to KEMP House Trust Limited for the duration of the lease.

KEMP House Trust

Notes to the financial statements

For the year ended 31 March 2021

9 Listed investments	2021 £	2020 £
Fair value at the start of the year	1,891,826	2,128,418
Additions at cost	269,470	290,653
Disposal proceeds	(450,726)	(316,228)
Net gain / (loss) on change in fair value	347,396	(211,017)
	<u>2,057,966</u>	<u>1,891,826</u>
Cash held by investment broker pending reinvestment	12,039	47,657
Fair value at the end of the year	<u><u>2,070,005</u></u>	<u><u>1,939,483</u></u>
Investments comprise:		
	2021 £	2020 £
Listed investments	2,057,966	1,891,826
Cash	12,039	47,657
	<u>2,070,005</u>	<u>1,939,483</u>
	<u><u>2,070,005</u></u>	<u><u>1,939,483</u></u>
10 Debtors	2021 £	2020 £
Amount due from KEMP House Trust (Hospice Shop) Limited	–	9,000
Accrued income	11,279	23,201
	<u>11,279</u>	<u>32,201</u>
	<u><u>11,279</u></u>	<u><u>32,201</u></u>
11 Creditors: amounts falling due within one year	2021 £	2020 £
Amounts due to KEMP House Trust Limited	81,539	96,401
Amounts due to KEMP House Trust (Hospice Shop) Ltd	267	–
Accruals	3,360	3,300
	<u>85,166</u>	<u>99,701</u>
	<u><u>85,166</u></u>	<u><u>99,701</u></u>
12 Financial instruments	2021 £	2020 £
Financial assets measured at fair value through profit and loss		
Investments	<u>2,057,966</u>	<u>1,891,826</u>
	<u><u>2,057,966</u></u>	<u><u>1,891,826</u></u>

13a Analysis of net assets between funds (current year)

	General unrestricted £	Restricted £	Total funds £
Tangible fixed assets	98,955	-	98,955
Investments	1,734,583	335,422	2,070,005
Net current assets	74,490	-	74,490
Net assets at 31 March 2021	1,908,028	335,422	2,243,450

13b Analysis of net assets between funds (prior year)

	General unrestricted £	Restricted £	Total funds £
Tangible fixed assets	101,483	-	101,483
Investments	1,600,558	338,925	1,939,483
Net current assets	193,324	-	193,324
Net assets at 31 March 2020	1,895,365	338,925	2,234,290

14a Movements in funds (current year)

	At 1 April 2020 £	Income & gains £	Expenditure & losses £	Transfers £	At 31 March 2021 £
Restricted funds:					
Capital projects	335,422	-	-	-	335,422
Other restricted funds	3,503	-	(3,503)	-	-
Total restricted funds	338,925	-	(3,503)	-	335,422
Unrestricted funds:					
General funds	1,895,365	401,204	(388,541)	-	1,908,028
Total unrestricted funds	1,895,365	401,204	(388,541)	-	1,908,028
Total funds	2,234,290	401,204	(392,044)	-	2,243,450

Purposes of restricted funds

Capital Projects

This is a legacy received to be spent on capital projects for the benefit of the patients of KEMP Hospice.

Other restricted funds

These relate to legacies received which are to be spent for the benefit of KEMP Hospice.

14b Movements in funds (prior year)

	At 1 April 2019 £	Income & gains £	Expenditure & losses £	Transfers £	At 31 March 2020 £
Restricted funds:					
Capital projects	446,827	-	(111,405)	-	335,422
Other restricted funds	3,503	-	-	-	3,503
Total restricted funds	450,330	-	(111,405)	-	338,925
Unrestricted funds:					
General funds	2,294,680	86,750	(486,065)	-	1,895,365
Total unrestricted funds	2,294,680	86,750	(486,065)	-	1,895,365
Total funds	2,745,010	86,750	(597,470)	-	2,234,290

Purposes of restricted funds

Capital Projects

This is a legacy received to be spent on capital projects for the benefit of the patients of KEMP Hospice.

Other restricted funds

These relate to legacies received which are to be spent for the benefit of KEMP Hospice.

15 Operating lease commitments receivable as a lessor

Amounts receivable under non-cancellable operating leases are as follows for each of the following periods

	Property	
	2021 £	2020 £
Less than one year	-	9,000
One to five years	-	-
Over five years	-	-
	-	9,000