

**OLD SWINFORD HOSPITAL**

**Stourbridge**

**West Midlands**

**Registered Charity Number: 527116**

**ANNUAL REPORT and FINANCIAL STATEMENTS**

**for the year ended 31<sup>st</sup> March 2025**

**OLD SWINFORD HOSPITAL**

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## **OLD SWINFORD HOSPITAL**

### **Annual Report of the Feoffees for the year ended 31<sup>st</sup> March 2025**

The Feoffees present their report along with the audited financial statements for Old Swinford Hospital, of Hagley Road, Stourbridge, West Midlands, Registered Charity Number 527116, otherwise called Thomas Foley's Charity, for the year ended 31<sup>st</sup> March 2025.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the Foundation's governing document, 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 (FRS102).

#### **Structure, governance and management**

##### ***Scheme and constitution***

Old Swinford Hospital is governed by the terms of a Charity Commissioners Scheme dated 16<sup>th</sup> June 1954 ('the Scheme') as amended by:

- Schemes of 2<sup>nd</sup> July 1986, 26<sup>th</sup> October 1987, 10<sup>th</sup> January 1989, 17<sup>th</sup> December 1997, 25<sup>th</sup> November 2004, and 15<sup>th</sup> July 2021;
- Modification Order of 5<sup>th</sup> January 2004, and
- Resolutions of 30<sup>th</sup> September 1999, 13<sup>th</sup> June 2000, 1<sup>st</sup> December 2005, 24<sup>th</sup> September 2009, and 23<sup>rd</sup> October 2015.

In accordance with the Scheme, 'the Foundation' means Old Swinford Hospital, at Stourbridge, founded by the will of Thomas Foley, made and published in or about the month of January 1671. Neither the Foundation nor the Trustees ('Feoffees') of the Foundation are incorporated.

##### ***Feoffees***

The trustee body is a clearly identifiable 'simple' structure set up in accordance with the governing document and known as the Feoffees. The governing document provides for up to three Hereditary Feoffees, being or representing the respective male heirs of the three sons of the Founder, and up to twelve Co-optative Feoffees to be appointed by resolution of the Feoffees subject to there always being sufficient in number to provide the required number of Feoffees to sit on the Governing Body of the School of the Foundation. Co-optative Feoffees, a majority of whom shall be members of the Church of England, are elected for a five-year term, unless they held office at the inception of the Scheme, when they are elected for life. Retiring Feoffees, if eligible, may be re-elected. There are no longer any Feoffees eligible to be elected for life.

Within this remit the strategy for appointment looks to the profile of the body so that it can function to best advantage, due regard being had to skills, time and general ability to attend meetings and events, whether a potential Feoffee is willing, and able, also to be appointed to the Governing Body, the skills requirement of the Governing Body and any other interests which may be either conducive to, or conflict with, the workings of the Foundation.

Induction and training are provided so that:

- Prior to any appointment a potential Feoffee is made aware of the Foundation's purpose and aims, the scope of its remit, its financial position, current issues and the level of personal commitment required;
- Following appointment new Feoffees will be guided by the existing members, and
- Continued training and updates are given through the circulation of papers on relevant current issues, recommendations for webinar briefings or online training and the opportunity to attend Governor and Feoffee training from time to time.

At 31<sup>st</sup> March 2025 ten Feoffees were in office, two being Hereditary Feoffees and eight Co-optative. Their names are listed in the Reference & Administration section of this report.

During the year:

- At their meeting on 28<sup>th</sup> June 2024 the Feoffees elected Mr Wilcox as Chairman of the Feoffees' meetings for the year and Mr R T Foley as Vice Chairman.
- At their meeting on 6<sup>th</sup> December the Feoffees resolved to invite Mr I W King to join them as a Feoffee. Mr King accepted their invitation and signed the declaration on assumption of office on 28<sup>th</sup> March 2025 at the termly meeting.

Since the year end Mr Mason tendered his resignation as a Feoffee, retiring on 6<sup>th</sup> June 2025.

## **OLD SWINFORD HOSPITAL**

### **Annual Report of the Feoffees for the year ended 31<sup>st</sup> March 2025 continued**

#### ***The School of the Foundation and its Governing Body***

The School of the Foundation, also known as Old Swinford Hospital, is a voluntary aided boarding and day school for both boys and girls.

The Foundation is not responsible for the running of the School but provides or nominates seven persons to sit as Foundation Governors on the Governing Body. Feoffees sitting as Foundation Governors on the Governing Body during the year were:

P T Foley FCII  
R T Foley  
R B Guthrie  
I W King  
P W Mason FCA (retired 6<sup>th</sup> June 2025)  
R J Walker  
M Wilcox FRICS

Until his appointment as a Feoffee, Mr King sat on the Governing Body as a Foundation Nominated Governor. After his appointment he became a Foundation Governor.

In addition, and separately from voluntary aided regulations, Feoffees may be appointed by the Governing Body to sit as Associate Members. None sat as Associate Members at any time during the year.

#### ***Organisation***

The Foundation is administered by the Feoffees who meet termly or more often if they find they need to do so however:

- Messrs Hornby and Taylor have delegated authority in respect of bursary awards and other grants to individuals within the annual awards budget agreed by the Feoffees, and
- A Steward is employed to manage the day-to-day business of the trust.

#### ***Key management personnel remuneration***

All of the Feoffees have an equal part to play in the business of the Foundation. Some tasks however are delegated to one or more of their number and in this respect they consider the Chairman of the Feoffees and the Steward as key management personnel of the Foundation, in charge of directing and running the day-to-day operations of the charity. They also consider those Feoffees sitting as Foundation Governors, along with the Steward who acts as Clerk to the Governing Body, to be key management personnel in providing substantial practical benefit to the School.

All Feoffees give of their time freely to both the Foundation and the School and none receive any remuneration, expenses or benefit.

The pay of the Steward is reviewed annually and normally increases in line with inflation. In assessing the appropriate salary for this role the Feoffees have regard to the diverse nature of the role and the need for a wide range of both skills and knowledge. They take into account the qualifications, skills and experience of the Steward and what she might get paid in other organisations and in particular the pay scales for senior management in the School.

## **OLD SWINFORD HOSPITAL**

### **Annual Report of the Feoffees for the year ended 31<sup>st</sup> March 2025 continued**

#### ***Risk management***

The Feoffees have assessed the major risks to which the Foundation is exposed and are satisfied that systems and procedures are in place to manage those risks and mitigate exposure as far as possible. Related to their assessment, together with what they have learned in recent times from recent challenging global social, economic and political situations, special consideration has been given to:

- Reviewing and monitoring income streams to identify sensitivities and likely concerns;
- Diversity and spread in investment portfolios to lessen overall volatility;
- Active asset management to maintain the quality of rental properties and to keep voids to a minimum;
- Keeping abreast of best practices, market overviews and sector developments allowing us to continually reassess our place in all of this;
- Building resilience by maintaining reserves levels and designating funds for specific purposes;
- Building flexed budgets based on robust assumptions and focussed on planned charitable activity but with the capacity to take on further charitable projects;
- Forecasting and liquidity to ensure income streams can service any debt, and
- Adopting safe, efficient and effective working practices to enable us to sustainably deliver charitable benefit.

The Feoffees are satisfied that they continue to manage these risks appropriately.

#### ***Governance Code***

The Foundation's position in relation to this non-statutory Code has been monitored since the first edition and, in the context of the charity's simple structure and remit, the 2020 update was formally adopted in March 2021. The Feoffees continue to look to work within it as far as it is appropriate, reasonable and practicable to do so.

## **OLD SWINFORD HOSPITAL**

### **Annual Report of the Feoffees for the year ended 31<sup>st</sup> March 2025 continued**

#### **Reference & Administrative Details**

**Feoffees:            Hereditary Feoffees:**

P T Foley FCII, 1989

R T Foley, 1991

**Co-optative Feoffees:**

M Wilcox FRICS, 1997 (Chairman)

P W Mason FCA, 2007 (retired 6<sup>th</sup> June 2025)

J M Hornby MA, FCA, 2020

D J Taylor MI, FIH, 2021

Dr R B Guthrie, 2022

R J Walker, 2022

J R Edwards, ACII, 2022

I W King, 2025

**Steward:**        Mrs B Hiron BA(Hons), BFP, FCA

**Headmaster:**   P T Kilbride MA (Oxon), NPQH, FRSA

**Advisors:        Auditors**

Crowe U.K. LLP

Black Country House, Rounds Green Road, Oldbury, B69 2DG

**Bankers**

HSBC Bank plc

114 High Street, Stourbridge, DY8 1DZ

**Solicitor**

Burges Salmon LLP

One Glass Wharf, Bristol, BS2 0ZX

**Investment Managers**

**Cazenove Capital**

1 London Wall Place, London, EC2Y 5AU

**CCLA**

One Angel Lane London EC4R 3AB

**M&G Securities Ltd**

10 Fenchurch Avenue London EC3M 5AG

**Residential Letting Agent**

Ian Perks Letting Agent

20-22 Hagley Road, Stourbridge, DY8 1QQ

## **OLD SWINFORD HOSPITAL**

### **Annual Report of the Feoffees for the year ended 31<sup>st</sup> March 2025 continued**

#### **Objectives and activities for the public benefit**

##### ***Charitable objects***

The Foundation and its endowments are administered in accordance with the provisions of the Scheme to the benefit of the School of the Foundation. Over 350 years ago when Thomas Foley set up and endowed the School his aim was to provide education and entry into a trade for poor but deserving local boys. He was forward thinking enough to see that these philanthropic ideals could benefit the lives of those individuals who came to his school and his principles are as current and relevant today as they were then. The Feoffees uphold the Founder's values but like Thomas Foley each generation of Feoffees, whilst maintaining a wealth of traditional values, has been forward thinking enough not to be afraid to move with the times. Today the School operates in a modern context as a voluntary aided boarding and day school within the State education system managed by a Governing Body under the Local Authority, Dudley Metropolitan Borough Council. The Foundation manages the endowment to the benefit of the School.

In setting objectives and planning activities, the Feoffees have given careful consideration to the Charity Commission's guidance on public benefit and are confident that their aims, their activities and their future plans continue to be wholly consistent with the guidance given. They further consider that the admission of girls to boarding and to the lower school from September 2021 gave them the opportunity to broaden the sections of the public who have access to the benefits of the charity and were pleased when the Charity Commission issued a scheme to enable this.

As a Foundation the Feoffees look to support the School's Governors in meeting the aims they have set for the School and which overridingly look 'to provide an outstanding education, both within and beyond the classroom, which enables pupils to realise and exceed their potential' and, above all, 'to provide a uniquely stimulating and supportive environment in which all individuals flourish, grow in understanding, self-confidence and self-esteem and are fully equipped to meet the challenges and demands of life beyond school.' To that end the Feoffees look specifically to promote:

- Educational standards and excellence;
- The benefits that can come from a boarding education;
- Rewarding success in all fields, and
- A wide and far reaching programme of extra-curricular activities that add to the overall educational experience.

The Feoffees have put together a package of support measures that aim to ensure their objectives can be met with successful outcomes resulting in all pupils having the opportunity to benefit from their time at the School. These programmes of support are wide ranging, focussing upon individuals, groups and the whole school community. The provision of bursaries, grants to promote excellence in standards of education and welfare awards to enhance the development of the School and its environment are fundamental objects of the trust that seeks to:

- Provide boarding awards for pupils where there is a financial need;
- Encourage excellence;
- Provide some small assistance to those pupils and former pupils of the School who seek to achieve excellence in a goal beyond school and basic further education and who are, in the view of the nominated Feoffees, regarded as exceptional, and
- Work with the Headmaster and the Governing Body to provide such benefits as may be considered desirable for the School and which otherwise would not normally be provided from annual maintenance grants paid under the Education Acts.

The Foundation provides a direct public benefit by making available to the Governing Body the site and buildings comprising Old Swinford Hospital for educational use.

The Feoffees devote a great deal of their time to the School and by acting as school governors. By sitting on working parties and by advising when asked, they further enhance their charitable support. In addition, they make available the time of their Steward to provide clerking and other advice and assistance to the School and the Governing Body.

## **OLD SWINFORD HOSPITAL**

### **Annual Report of the Feoffees for the year ended 31<sup>st</sup> March 2025 continued**

#### ***Grant making policy***

As a school within the State sector, entry is open to children of secondary school age who are eligible for a state funded education. Whilst this is a very wide sector of the public the Feoffees are aware that although education is state funded, for those who board, boarding facilities attract a fee. Boarding fees are the remit of the Governing Body not the Foundation and, whilst the fee is extremely good value and very competitive, there is nevertheless a fee to pay. A package has therefore been developed which looks to support both new and existing pupils in paying boarding fees.

The provision of bursaries is fundamental to the trust. However, to be realistic and to ensure the long-term future of the support scheme, a number of principles are applied to award applicants and include, amongst others, means testing and boarding need. Bursaries may be granted for existing boarding pupils, existing pupils seeking to come into boarding (and who have been deemed, by the School, to be suitable to board) and children seeking to enter the School (and who have been offered a place at the School and have been deemed, by the School, to be suitable to board). The principal criteria for awarding bursaries to the parents of an existing boarding pupil is that there must have been a clearly identifiable, significant and unforeseen worsening in the financial circumstances of the parents such that they cannot now practicably afford the whole of the boarding fee and that there would be a clear and significant detrimental effect on the pupil's education or development were they no longer to board at the School. For those seeking to come into boarding the pupils' parents must be able to demonstrate that they cannot practicably afford the whole of the boarding fee and that there would be a clear and significant advantage to the pupil's education or development were they to board at the School.

Bursaries are a contribution towards boarding fees; except in very exceptional circumstances they do not cover fees in full and in all cases parents will be expected to make every effort to obtain support from other sources, as there must be a realistic chance that the remainder of the boarding fee can be met by the parents or by others.

The Feoffees have been aware of general financial pressures upon families because of economic difficulties in recent years and recognise that the scale of their support to individuals needs to be of meaningful value to make a difference. The pandemic added to this pressure, compounded then by exceptional increases in energy costs, general inflation and rapidly increasing interest rates as a measure to contain this. Whilst inflation has fallen, it is still higher than it had been on average over the year. Markets remain sensitive and the impact inflation had on household bills for example does not go away but becomes the new 'norm'. Ongoing and new geopolitical unrest add to the challenge. The practice of providing funds for future support gives us the assurance that programme funding can be met for all existing bursary pupils until they have completed their GCSE's or, if they are already in the 6<sup>th</sup> Form, until they have completed their A level or vocational qualifications. The practice of designating funds for bursary support provides us with comfort that there are also funds available to assist additional pupils, who may or may not already attend the school, and it is through these funds that the Foundation is able to assist with grants towards fees for those boarding families who have a need arising. If there are more applications than available funding priority will be given to supporting pupils already in the school.

Over the years the Feoffees have worked with the Headmaster and with other like-minded charities to achieve the best outcome for those who found themselves in need of assistance and they continually review how best to widen their support to enable more pupils, who have a need and whose families have limited means, to come into the School.

The Foundation accepts the nominations of the Headmaster for awards made from smaller specific funds and consults with him on applications for other grants to individuals including financial assistance to ensure that pupils are able to participate in academic trips, extracurricular activities and to receive music tuition.

Donations are also made to provide a range of benefits as agreed from time to time between the School and the Feoffees and that would not normally be provided from maintenance grants paid under the Education Acts.

All grants are discretionary but the schemes have been developed so that advantage can be taken of additional funding streams that may be available from other trusts, from the School's Old Boys (the Old Foleys Association) and from the School itself and which, when combined, can provide a workable support package.



## **OLD SWINFORD HOSPITAL**

### **Annual Report of the Feoffees for the year ended 31<sup>st</sup> March 2025 continued**

#### **Achievements and performance**

The prudent management of funds, sound reserves policies, strong levels of liquidity and a balanced investment model have served the Feoffees well through recent turbulent times ensuring that the Foundation remained in a good position to continue to meet its charitable purpose in a sustainable and meaningful way. The financial outcomes for the year demonstrate sufficiency of funding and funding streams to meet the full delivery of bursary and support programmes whilst encouraging excellence in education and contributing to wider projects, providing effective help to its beneficiaries.

#### ***The School of the Foundation***

As the academic year 2023/24 came to an end, there was time for further reflection on the integration of girls into the lower school for the third year before getting ready for the new school year, welcoming a fourth intake of girls as part of the School's expansion programme and opening a second girls boarding house to accommodate their growing number. It would also be the year that saw girls embark on their GCSE studies. Staffing and resources continued to be a challenge but with careful planning were managed.

The value of the governance role in developing strategy and supporting and assisting the School's leadership team remains a key element in ensuring the success of the expansion programme and in creating the infrastructure in which the School can grow, and it was in both of these key roles the Foundation could provide practical and substantial assistance. In continuing to promote learning, through the support for excellence in education programme, £4,220 was granted towards the provision of more interactive screens for classrooms, £1,395 for revision guides, £3,600 for timetabling software, £608 for external speakers and £125,766 used to develop existing teaching accommodation and learning resources. We also made a grant of £2,500 towards school maintenance and improvement and have designated funds to assist further.

#### ***Bursaries, prizes and welfare***

As planned in our forecasting model, bursary spending continues to support school admissions and promote boarding so that during the year £247,068 was awarded in, or provided for, bursaries. Sustaining support in this way is one of our principal aims and part of our strategy to offer more long-term support to pupils who would benefit from boarding but who would otherwise not be able to pay boarding fees.

The practice of providing support packages in conjunction with other funding sources continues to be successful. Assistance remains focussed where it is most needed and where it was best placed to support pupils and to add value to their time at the School so key examination years and 6th form study continue to be primary criteria in assessing applications as do those pupils who would benefit from boarding. The latter still show a need for longer-term support but with the use of funds designated for bursaries the Feoffees are able to offer this support which is much in keeping with the Founder's original intent.

In making our bursary grants we were able to draw on the support of income provided by the Williams Thomas Bursary Fund, Kieran Duffy Memorial Fund, Owen Evans' Fund, Parents' Bursary Fund, Sheila Tuft Fund and William Cooper Bursary Fund which, together, contributed £5,800 towards supporting children in boarding.

In addition, we made grants totalling £2,539 towards individual music and language tuition, Lamda lessons, Duke of Edinburgh training and participation in competitive athletics, whilst the Don Williams Prize Fund provided £400 to purchase trophies for CCF.

Other welfare grants included £208 for training courses and books and £305 for subscriptions to the National Governors Association to support good governance and governor training.

Feoffees were delighted to receive donations to help with their charitable objectives of £9,458, coming from parents of pupils leaving the School, £74,269 from Old Swinford Enterprises Ltd, £1,964 from Old Swinford Services Ltd and £3,000 from the Old Foleys Association.

The Feoffees continue to make available to the School one of the Foundation's residential investment properties for use as a temporary first aid post and changing facility in connection with the adjacent sports fields; an arrangement that is expected to continue for further playing seasons.

## **OLD SWINFORD HOSPITAL**

### **Annual Report of the Feoffees for the year ended 31<sup>st</sup> March 2025 continued**

#### ***Portfolio development***

The Feoffees continue to manage the Foundation's portfolio in a manner that maximises overall return from each element within it and in particular be vigilant for opportunities to enhance potential wherever possible.

In respect of its real estate portfolio, and having previously taken professional planning advice and set aside designated funds to assist in developing parcels of land over the next strategic land review in the borough and other authorities, the Feoffees continue to follow developments in the review process. This is a long-term project; the review is ongoing and we continue to engage with the process. Over the course of the year fees of £4,800 have been met from designated funds, all in relation to potential development. The Feoffees consider it is important to be properly advised and appraised of the progress and outcomes of the review and of the likely impact it may have upon the Foundation's assets and so choose to retain the designated fund balance for the time being.

#### ***Financial review***

The Statement of Financial Activity on page 18, together with the notes thereon, show the income of the Foundation for the year to 31<sup>st</sup> March 2025, and how this income has been applied in furtherance of the objects of the Foundation.

The Foundation seeks to continue its work through the careful stewardship of its resources. Some donations are received and for this the Feoffees are most grateful but the Foundation is largely reliant on the income from its investments and property. Income from securities has remained steady and we have benefitted from better interest rates on our cash deposits, whilst both the ongoing rent review programme and licenses for short-term use of Foundation land have added to rental income. The need to maintain the quality of the Foundation's housing stock held as investment assets to protect both the capital value and the rental stream is ever present and funds have been set aside for this purpose.

Last year we had concerns that increasing interest rates were impacting significantly on the cost of debt and decided to reduce the amount borrowed. However, borrowing remained costly and following a further review it was considered expedient to use cash resources to fully repay loan funding. This has removed the cost of borrowing going forward but not to the detriment of investment income.

Gains on investment assets reflect net valuation gains as at 31<sup>st</sup> March 2025 with property providing gains but losses arising on year-end security valuations.

The Foundation does not raise funds from the public but it is happy to work with and assist the School to do so if they choose. However, no fundraising activity has taken place and no related expenditure was incurred.

The Balance Sheet as shown on page 19, and notes thereon, shows the financial position of each of the Foundation's funds as at 31<sup>st</sup> March 2025. The Feoffees are satisfied that each of the funds is adequately resourced and no fund is in deficit.

#### ***Investment policy and performance***

##### ***Investment Policy***

The aim of our investment portfolio is to meet the needs of present beneficiaries whilst maintaining the Foundation's purchasing power for the overall benefit of the charity in the longer term, and we seek to do this by holding a mix of investments in financial securities and in property for the twin purpose of capital appreciation and an annual income. Together each sector should contribute to meet the overall aim.

After consideration of their charitable aims and the makeup of funds available for investment, which is substantially permanent endowment, the Feoffees have determined that Financial Investment is principally more suited to the Foundation.

The core objectives of the investment portfolio are therefore to:

- Invest to produce the best financial return, balancing capital and income returns, within an acceptable level of risk;
- Ensure that the funds are properly protected so that capital is not put at undue risk and will be protected against inflation;
- Maintain the value of the Foundation's capital in real terms over the long-term, and
- Produce a consistent and sustainable return to meet expenditure on charitable objects and the governance and management of the Foundation.

In addition, the Feoffees will invest money not needed for immediate expenditure, or deposit it to earn interest if expenditure is expected soon.

## **OLD SWINFORD HOSPITAL**

### **Annual Report of the Feoffees for the year ended 31st March 2025 continued**

To achieve the core objectives, the Feoffees have set, as a target, a real return of approximately 3.5% p.a. (against CPI) over the investment cycle after costs.

The Foundation's requirement for income is supported by their property investments and because these deliver a strong and steady income stream, there is a degree of flexibility with regards to securities income. The investment strategy for the Foundation's securities portfolio therefore includes a mix of both income units and accumulation units. The current expectation is that the proportion invested in income units should generate an income of approximately £100,000 per annum.

The Foundation is expected to exist in perpetuity and investments should be managed to meet the investment objective and ensure this sustainability. Accordingly, the Foundation has a long-term time horizon and is able to tolerate short-term capital volatility in pursuit of the long-term investment objective, the preservation of the real capital value.

To secure the widest coverage, yet limit exposure to any significant investment or sector, the Foundation's investment is placed in multi-asset common investment funds that are charity authorised investment funds. Although independently holding investment properties, the Feoffees do not cause this to be a restriction to exposure to the wider property market through investment in these funds.

Material liquidations are not envisaged, however, at least 75% of funds invested must be capable of being liquidated to cash within four weeks. Short-term cash requirements are covered by cash held in reserves and by regular distributions.

The Feoffees' investment powers are governed by the Trustee Act 2000 which sets out the general power of investment. The Foundation has no direct purposes that require an ethical approach to investment and after due consideration the Feoffees conclude that charitable purpose can be met without the need to exclude any particular product sector or taking a particular moral stance. However, they believe that responsible investment aligns with the key values and goals of the Foundation whilst also believing it drives long-term portfolio performance. In adopting this approach, the Feoffees considered several points but principally:

- The community they serve is made up of young people and young people in general care about the environment and their world and actively demonstrate this. The School teaches and encourages its pupils to have the skills, knowledge and moral guidance they will need throughout life and, with confidence as well as humility, the ability to express and defend their own values and to take pride in their achievements, knowing that they can make a difference in the world. The Feoffees want to be able to support them and demonstrate their support through their own actions in investing responsibly.
- Investing financially in a sustainable portfolio that helps drive change is the Foundation's commitment to helping its beneficiaries build and shape their lives going forward as well as creating a world where children who have yet to be born and who may come to this school can equally grow up with these values because of decisions and actions they have taken.
- The Foundation will be here in the long-term so invests sustainably in a world for the charity and its beneficiaries now and of the future. There is evidence that avoiding or making investments in companies because of their practice on environmental, social and governance factors such as climate, human rights, sustainability, community impact and board accountability is in the Foundation's best interests if it can protect or enhance the financial value of investments or returns over time.

The Feoffees are satisfied that they can invest sustainably and their choice of fund/funds will incorporate a responsible investment policy.

Fund managers will be appointed for any collective fund scheme. The Foundation has appointed two investment management firms to manage the financial investments in the endowment (excluding the direct property) on a discretionary basis in line with this policy. Investment managers provide custody of assets. For smaller restricted funds individual investments will be made in Charifund.

#### *The Charity Investment Governance Principles*

The Foundation's position in relation to this recently published non-statutory Code has been considered, in the context of the charity's simple structure and remit. Feoffees are confident their own investment policy goes beyond the basic needs will continue to work within the Code as far as it is appropriate, reasonable and practicable to do so.

#### *Fund Managers*

The fund managers appointed for the Endowment fund are Cazenove Capital and CCLA. Restricted fund investments are placed with M&G.

## **OLD SWINFORD HOSPITAL**

### **Annual Report of the Feoffees for the year ended 31st March 2025 continued**

#### *Marketable securities – Cazenove Capital, Multi-Asset Sustainable Fund and CCLA Charities Investment Fund*

Overall, these investment funds have suffered from general market volatility which was in reaction to a number of global factors. Income remains steady but capital values continue to feel the impact. However, the Foundation has a long-term time horizon and other income streams so it is able to comfortably continue its charitable activities. From conversations with and communications from fund managers, Feoffees are aware that monitoring is in place and action has and is being taken to ensure that the funds in which they are invested are defensively and proactively managed. Since 31<sup>st</sup> March, these funds have made small recoveries.

- *Cazenove Capital, Multi-Asset Sustainable Fund*  
Fund growth for the year was 0.9%, which was well below the fund's benchmark of CPI plus 4%. Income units continued to pay a dividend of 4%, which was reflected by a fall in their unit price of 2.93%.
- *CCLA Charities Investment Fund*  
Fund growth for the year was -1.98%, which was well below the fund's comparator (+4.06%) and the fund's benchmark of 7.63%. Income units paid a dividend of 2.87% which was reflected in the fall in their unit price of 4.6%.

#### *Marketable securities – COIF Charities Property Fund*

Fund growth for the year was 7.08% against a comparator benchmark of 6.35%. Unit prices remained fairly static during the year and income remained steady at 5.35%

#### *Marketable securities – M&G Charifund*

The individual holdings are small and managed so as to produce a good income (5.96%). Unit value increased 4.27%.

#### *Property*

The Foundation has a number of investment properties, which generate rental income. The Foundation's residential letting agent assists with the management of housing stock, which is principally let by way of assured shorthold tenancies. The Steward manages the maintenance and repair of all property. A review of these properties was carried out in March 2025 by the residential letting agent looking at rental rates and estimates of market value, based on vacant possession, so as to ensure that properties are not carried above this. Recommendations for rental uplifts are implemented as tenancies change or at an appropriate review point as is the usual practice.

Pleasingly, rental markets in the residential sector have remained buoyant. The Foundation has benefited from increasing rental rates and few void periods which is, in part, also due to keeping properties in good repair. There were only four tenancy changes, each giving the opportunity for a further rent review and there were a further 19 routine residential rent reviews.

The Foundation has two larger commercial elements to the estate, being farmland at Treherms & Racecourse Farms, which are combined into one holding, and the land let to Stourbridge Golf Club Limited. Both of these tenancies have longer-term agreements and are managed by the Steward with advice taken from appropriate agents when required. A third property, now known as Swinford Court, was added in 2020. The School's Governing Body had requested a lease on Swinford Court to accommodate its planned growth and an agreement has been drawn up and will be signed in June 2025.

Loan finance amounting to £2,485,000 from National Westminster Bank Plc, secured on Swinford Court, of which £997,828 was outstanding at the start of the year, has been fully repaid with no penalties.

#### ***Reserves policy***

Unrestricted funds amount to £5,130,043 of which £3,381,657 is freely available.

The Feoffees have determined that the appropriate level of free reserves should be at least equivalent to approximately 50% of one year's forecast expenditure from income and any amounts forecast to be transferred from free reserves to designated funds in the following year. The level takes into account the various sources of the Foundation's income and its ongoing commitments and specifically:

- The level of reserves has due regard to expenditure related to an entity which holds property as part of its portfolio and at no time should the reserves designated for buildings repair and maintenance be reduced to an unrealistic level;
- In reviewing the reserves base due regard must be had to the expected needs and projects forecast in the School, the assistance which the Foundation might be able to provide to promote the future of the School and in particular the fact that Feoffees would not willingly withdraw bursary support, and
- There should be sufficient flexibility for projects as yet unplanned to be reasonably accommodated.

## **OLD SWINFORD HOSPITAL**

### **Annual Report of the Feoffees for the year ended 31<sup>st</sup> March 2025 continued**

The Feoffees have designated reserves to ensure that their objectives can be routinely met, that they can be sustained, and that support can remain resilient where there might be short-term fluctuations. The level of designated funds is reviewed and assessed annually at the time of reviewing future forecasts. The Feoffees are satisfied that the designated funds are sufficient for their purpose and not excessive when compared to their future expenditure forecasts, and in particular:

- The bursary programme continues to expand as planned and the level of support per pupil has grown as projected;
- The remit of the designated reserve for supporting capital maintenance projects in the School has widened and over time this will increase the rate of uptake of funds, and
- Funds set aside for supporting excellence in education will be spent in the coming year.

On this basis the level of free resources at 31<sup>st</sup> March 2025 should be at least £610,016. The Feoffees consider the current level of free resources comfortable and affords them the opportunity to explore and support future projects in line with their expectations set out below in their plans for the future.

The Feoffees have considered their reserve policy and level of reserves in the light of current financial markets and ongoing inflationary pressures and expectations and forecasts for the year ahead concluding that it continues to be a prudent approach, that there is sufficient in reserve to support their planned activity and sufficient in reserve to consider further applications for support.

#### **Plans for the future**

The School and its community have faced many challenges and financial constraints over recent years from funding cuts and increased expectations of what is to be delivered as well as from the effects of the pandemic, geopolitical unrest and price inflation but it remains a strong community with the self-belief that it can continue to be sustainable, to grow, to keep its boarding vibrant and safe and to deliver good quality teaching for its pupils. It does this in the knowledge that the Foundation is steadfast and resolute in its supporting role. It is this underlying principle that drives the Foundation's programmes to be sustainable yet adaptable and flexible. Our forecasts are built to show how the Foundation can achieve what it plans to do in the short to medium timeframe, driven by the School's direction of travel and shaped by reflections on what has happened in recent times. These plans aim to:

- Ensure the on-going sustainability of programmes of support for bursaries and welfare and continue the initiative of awarding grants for new pupil admissions in conjunction with the School's admissions process;
- Promote supported boarding places for boys and girls;
- Promote excellence in education;
- Support the development of facilities and resources to meet the needs of the growing school numbers;
- Promote equality of opportunity for both boys and girls in the school and the resources needed to facilitate this;
- Continue to provide support for the entry of girls and day pupils to the lower school, mindful of their welfare and the need to build a school community for all pupils and to create established and sustainable houses for them;
- Continue support for the review of the efficiency and effectiveness of timetabled delivery of the curriculum so as to improve educational outcomes for all pupils;
- Support school governance programmes and assist in the provision of training;
- Continue to make available the time of Feoffees' Steward beyond that included in the service level agreement, and
- Offer guidance, through the governance role and wider, in meeting challenges as the School moves forward and continues on its growth path.

Bursary support remains a priority and requests for support continue. The Feoffees consider they still have sufficient designated funds to enable them to offer more long-term support to pupils who would benefit from boarding but who would otherwise not be able to pay boarding fees and that awards considered in conjunction with, but independent of, the School's admissions process is still proving to be a good way of working and is opening the boarding option to more children.

## **OLD SWINFORD HOSPITAL**

### **Annual Report of the Feoffees for the year ended 31<sup>st</sup> March 2025 continued**

Through their governance role in particular, Feoffees have learned a lot about the provision of education and the challenges of school leadership, finding that the impact of issues, which include absence and mental health concerns, continue to have significant impact on both the delivery and take up of education and that this is disruptive to effective learning. They can also impact on school safeguarding, where the challenges for the safeguarding team are becoming more complex and time consuming. Welfare support has been offered to the School should they find the Foundation are able to assist them in tackling these issues in whatever way the School considers appropriate and opportunities to do this are being looked at.

It is also crucial to continue supporting the School during its growth phase and the impact of project support is easy to see. The School's relocation of departments into Swinford Court or repurposing spaces on the main campus continues, following a plan, so that each move delivers a long-term solution to providing high-class facilities in which to promote and extend learning. There is still more to do and projects are evolving. Our forecasts are built to show what scope there is for doing more and what resources we can deploy to do this.

Those Feoffees who are Governors will, during the next year, take part in the recruitment exercise to appoint a new Head for the School of the Foundation as the current incumbent will leave at the end of August 2026. All Feoffees will support the process and offer their support to whoever is appointed to take on this key role.

#### **Feoffees' responsibilities in relation to the financial statements**

The Feoffees are responsible for preparing a trustees' annual report and financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice). The law applicable to charities in England and Wales requires the Feoffees to prepare financial statements for each financial year, which give a true and fair view of the state of affairs of the Foundation and of the incoming resources and application of resources, of the Foundation for that period.

In preparing the financial statements the Feoffees are required to:

- Select suitable accounting policies and then apply them consistently;
- Observe the methods and principles in the applicable Charities SORP;
- Make judgements and estimates that are reasonable and prudent;
- State whether applicable accounting standards have been followed, subject to any material departures that must be disclosed and explained in the financial statements; and
- Prepare the financial statements on a going concern basis unless it is inappropriate to presume that the Foundation will continue in business.

The Feoffees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the Foundation and enable them to ensure that the financial statements comply with the Charities Act 2011, the applicable Charities (Accounts and Reports) Regulations and the provisions of the Scheme. They are also responsible for safeguarding the assets of the Foundation and taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by the Feoffees on 27<sup>th</sup> June 2025 and signed on their behalf by

M Wilcox  
**Chairman**

## **OLD SWINFORD HOSPITAL**

### **Independent Auditor's Report to the Feoffees of Old Swinford Hospital**

#### **Opinion**

We have audited the financial statements of Old Swinford Hospital for the year ended 31 March 2025 which comprise the Statement of Financial Activities, the Balance Sheet, Statement of Cash Flows and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the Foundation's affairs as at 31 March 2025 and of its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

#### **Basis for opinion**

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the Foundation in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

#### **Conclusions relating to going concern**

In auditing the financial statements, we have concluded that the Feoffees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the Foundation's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the Feoffees with respect to going concern are described in the relevant sections of this report.

#### **Other information**

The Feoffees are responsible for the other information contained within the annual report. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

#### **Matters on which we are required to report by exception**

We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 requires us to report to you if, in our opinion:

- the information given in the financial statements is inconsistent in any material respect with the Feoffees' report; or
- sufficient and proper accounting records have not been kept by the Foundation; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

## **OLD SWINFORD HOSPITAL**

### **Independent Auditor's Report to the Feoffees of Old Swinford Hospital continued**

#### **Responsibilities of Feoffees**

As explained more fully in the Feoffees' responsibilities statement set out on page 13, the Feoffees are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Feoffees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Feoffees are responsible for assessing the Foundation's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Feoffees either intend to liquidate the Foundation or to cease operations, or have no realistic alternative but to do so.

#### **Auditor's responsibilities for the audit of the financial statements**

We have been appointed as auditor under section 144 the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Details of the extent to which the audit was considered capable of detecting irregularities, including fraud and non-compliance with laws and regulations are set out below.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our auditor's report.

#### **Extent to which the audit was considered capable of detecting irregularities, including fraud**

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We identified and assessed the risks of material misstatement of the financial statements from irregularities, whether due to fraud or error, and discussed these between our audit team members. We then designed and performed audit procedures responsive to those risks, including obtaining audit evidence sufficient and appropriate to provide a basis for our opinion.

We obtained an understanding of the legal and regulatory frameworks within which the Foundation operates, focusing on those laws and regulations that have a direct effect on the determination of material amounts and disclosures in the financial statements. The laws and regulations we considered in this context were the Charities Act 2011 together with the Charities SORP (FRS 102). We assessed the required compliance with these laws and regulations as part of our audit procedures on the related financial statement items.

In addition, we considered provisions of other laws and regulations that do not have a direct effect on the financial statements but compliance with which might be fundamental to the Foundation's ability to operate or to avoid a material penalty. We also considered the opportunities and incentives that may exist within the Foundation for fraud. The laws and regulations we considered in this context were Health and Safety legislation and General Data Protection Regulation (GDPR).

Auditing standards limit the required audit procedures to identify non-compliance with these laws and regulations to enquiry of the Feoffees and other management and inspection of regulatory and legal correspondence, if any.

We identified the greatest risk of material impact on the financial statements from irregularities, including fraud, to be within the override of controls by management. Our audit procedures to respond to these risks included enquiries of management about their own identification and assessment of the risks of irregularities, sample testing on the posting of journals, reviewing accounting estimates for biases, reviewing regulatory correspondence with the Charity Commission and reading minutes of meetings of those charged with governance.



## **OLD SWINFORD HOSPITAL**

### **Independent Auditor's Report to the Feoffees of Old Swinford Hospital continued**

Owing to the inherent limitations of an audit, there is an unavoidable risk that we may not have detected some material misstatements in the financial statements, even though we have properly planned and performed our audit in accordance with auditing standards. For example, the further removed non-compliance with laws and regulations (irregularities) is from the events and transactions reflected in the financial statements, the less likely the inherently limited procedures required by auditing standards would identify it. In addition, as with any audit, there remained a higher risk of non-detection of irregularities, as these may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal controls. We are not responsible for preventing non-compliance and cannot be expected to detect non-compliance with all laws and regulations.

#### **Use of our report**

This report is made solely to the Feoffees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the Feoffees those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Foundation and the Feoffees, for our audit work, for this report, or for the opinions we have formed.

#### **Crowe U.K. LLP**

Statutory Auditor

Black Country House,  
Rounds Green Road,  
Oldbury,  
B69 2DG

#### **Dated:**

Crowe U.K. LLP is eligible for appointment as auditor of the charity by virtue of its eligibility for appointment as auditor of a company under section 1212 of the Companies Act 2006

## **OLD SWINFORD HOSPITAL**

### **Statement of Financial Activity for the year ended 31<sup>st</sup> March 2025**

|  | <b>Note</b> | <b>Unrestricted<br/>funds</b> | <b>Restricted<br/>funds</b> | <b>Endowment<br/>funds</b> | <b>Total<br/>2025</b> | <b>Total<br/>2024</b> |
|--|-------------|-------------------------------|-----------------------------|----------------------------|-----------------------|-----------------------|
|  |             | <b>£</b>                      | <b>£</b>                    | <b>£</b>                   | <b>£</b>              | <b>£</b>              |
| <b>Income &amp; endowments</b>   |             |                               |                             |                            |                       |                       |
| Donations & legacies   | <b>3</b>    | 79,446                        | 9,458                       | 0                          | 88,904                | 136,723               |
| Charitable activities  | <b>4</b>    | 27,500                        | 0                           | 0                          | 27,500                | 27,500                |
| Investments & property   | <b>5</b>    | 1,488,633                     | 14,113                      | 0                          | 1,502,746             | 1,414,461             |
| Other  | <b>6</b>    | 50,650                        | 0                           | 0                          | 50,650                | 50,500                |
| <b>Total income &amp; endowments</b>   |             | <b>1,646,229</b>              | <b>23,571</b>               | <b>0</b>                   | <b>1,669,800</b>      | <b>1,629,184</b>      |
| <b>Expenditure</b>   |             |                               |                             |                            |                       |                       |
| <i>Raising funds</i>   |             |                               |                             |                            |                       |                       |
| Investment management fees   | <b>9</b>    | 1,281                         | 0                           | 7,461                      | 8,742                 | 11,007                |
| Property costs   | <b>10</b>   | 234,043                       | 0                           | 0                          | 234,043               | 268,341               |
| <i>Cost of raising funds</i>   |             | 235,324                       | 0                           | 7,461                      | 242,785               | 279,348               |
| <i>Charitable activities</i>   | <b>11</b>   |                               |                             |                            |                       |                       |
| Bursaries, prizes & welfare  |             | 399,734                       | 9,332                       | 0                          | 409,066               | 385,242               |
| Property costs   |             | 4,003                         | 0                           | 43,553                     | 47,556                | 59,900                |
| School development & support   |             | 59,148                        | 0                           | 0                          | 59,148                | 57,608                |
| <i>Cost of charitable activities</i>   |             | 462,885                       | 9,332                       | 43,553                     | 515,770               | 502,750               |
| <i>Other expenditure</i>   | <b>12</b>   | 21,252                        | 0                           | 0                          | 21,252                | 20,481                |
| <b>Total expenditure</b>   |             | <b>719,461</b>                | <b>9,332</b>                | <b>51,014</b>              | <b>779,807</b>        | <b>802,579</b>        |
| <i>Net income/(expenditure)<br/>before gains/(losses) on<br/>investments</i> |             | 926,768                       | 14,239                      | (51,014)                   | 889,993               | 826,605               |
| Net gains/(losses) on<br>investments   | <b>13</b>   | 0                             | 9,366                       | 188,941                    | 198,307               | 772,251               |
| <b>Net income/(expenditure)</b>  |             | <b>926,768</b>                | <b>23,605</b>               | <b>137,927</b>             | <b>1,088,300</b>      | <b>1,598,856</b>      |
| Transfers between funds  | <b>14</b>   | 0                             | 0                           | 0                          | 0                     | 0                     |
| <b>Net movement in funds</b>   |             | <b>926,768</b>                | <b>23,605</b>               | <b>137,927</b>             | <b>1,088,300</b>      | <b>1,598,856</b>      |
| <b>Reconciliation of funds</b>   |             |                               |                             |                            |                       |                       |
| Net movement of funds  |             | 926,768                       | 23,605                      | 137,927                    | 1,088,300             | 1,598,856             |
| Total funds brought forward  |             | 4,203,275                     | 249,150                     | 14,710,656                 | 19,163,081            | 17,564,225            |
| <b>Total funds carried forward</b>   |             | <b>5,130,043</b>              | <b>272,755</b>              | <b>14,848,583</b>          | <b>20,251,381</b>     | <b>19,163,081</b>     |

Notes on and forming part of these financial statements are attached.

**OLD SWINFORD HOSPITAL****Balance Sheet as at 31<sup>st</sup> March 2025**

|   |             | <b>Total funds</b>       |          | <b>Total funds</b>       |          |
|---|-------------|--------------------------|----------|--------------------------|----------|
|   |             | <b>2025</b>              |          | <b>2024</b>              |          |
|   | <b>Note</b> | <b>£</b>                 | <b>£</b> | <b>£</b>                 | <b>£</b> |
| <b>Fixed assets</b>                               |             |                          |          |                          |          |
| Tangible fixed assets                             | <b>15</b>   | 1,693,945                |          | 1,737,230                |          |
| Investments                                       | <b>16</b>   | <u>17,951,823</u>        |          | <u>17,729,484</u>        |          |
| <b>Total fixed assets</b>                         |             | <b>19,645,768</b>        |          | <b>19,466,714</b>        |          |
| <b>Current assets</b>                             |             |                          |          |                          |          |
| Stock   |             | 3,376                    |          | 3,442                    |          |
| Debtors   | <b>17</b>   | 85,626                   |          | 134,312                  |          |
| Cash at bank and in hand                          | <b>22</b>   | <u>1,103,675</u>         |          | <u>1,181,652</u>         |          |
| <b>Total current assets</b>                       |             | <b><u>1,192,677</u></b>  |          | <b><u>1,319,406</u></b>  |          |
| <b>Liabilities</b>                                | <b>18</b>   |                          |          |                          |          |
| Creditors: amounts falling due within one year    |             | <u>(145,160)</u>         |          | <u>(269,437)</u>         |          |
| <b>Net current assets/liabilities</b>             |             | <b>1,047,517</b>         |          | <b>1,049,969</b>         |          |
| <b>Total assets less current liabilities</b>      |             | <b>20,693,285</b>        |          | <b>20,516,683</b>        |          |
| Creditors: amounts falling due more than one year |             |                          | 0        | (865,590)                |          |
| Provisions for liabilities                        |             | <u>(441,904)</u>         |          | <u>(488,012)</u>         |          |
| <b>Net assets</b>                                 |             | <b><u>20,251,381</u></b> |          | <b><u>19,163,081</u></b> |          |
| <b>The funds of the Foundation</b>                |             |                          |          |                          |          |
| <b>Endowment funds</b>                            | <b>19</b>   | 14,848,583               |          | 14,710,656               |          |
| <b>Restricted funds</b>                           | <b>20</b>   | 272,755                  |          | 249,150                  |          |
| <b>Unrestricted funds</b>                         | <b>21</b>   | <u>5,130,043</u>         |          | <u>4,203,275</u>         |          |
| <b>Total charity funds</b>                        |             | <b><u>20,251,381</u></b> |          | <b><u>19,163,081</u></b> |          |

Approved by the Feoffees on 27<sup>th</sup> June 2025 and signed on their behalf by

M Wilcox  
Chairman

Notes on and forming part of these financial statements are attached.

**OLD SWINFORD HOSPITAL****Statement of Cash Flows for the year ended 31<sup>st</sup> March 2025**

|  |             | <b>31<sup>st</sup> March 2025</b> |                         | <b>31<sup>st</sup> March 2024</b> |                         |
|--|-------------|-----------------------------------|-------------------------|-----------------------------------|-------------------------|
|  | <b>Note</b> | <b>£</b>                          | <b>£</b>                | <b>£</b>                          | <b>£</b>                |
| <b>Cash flows from operating activities:</b>                         | <b>23</b>   |                                   |                         |                                   |                         |
| <i>Net cash provided by/(used in) operating activities</i>           |             |                                   | (558,595)               |                                   | (648,681)               |
| <i>Cash flows from investing activities:</i>                         |             |                                   |                         |                                   |                         |
| Dividends, interest & rents from investments                         |             | 1,502,746                         |                         | 1,414,461                         |                         |
| Purchase of property   |             | 0                                 |                         | (395,000)                         |                         |
| Proceeds from sale of investments                                    |             | 0                                 |                         | 5,677,420                         |                         |
| Purchase of investments  |             | <u>(24,300)</u>                   |                         | <u>(5,249,585)</u>                |                         |
| <i>Net cash provided by/(used in) investing activities</i>           |             |                                   | 1,478,446               |                                   | 1,447,296               |
| <i>Cash flows from financing activities:</i>                         |             |                                   |                         |                                   |                         |
| Repayments of borrowing  |             | <u>(997,828)</u>                  |                         | <u>(1,068,593)</u>                |                         |
| <i>Net cash provided by/(used in) financing activities</i>           |             |                                   | <u>(997,828)</u>        |                                   | <u>(1,068,593)</u>      |
| <i>Change in cash &amp; cash equivalents in the reporting period</i> |             |                                   | (77,977)                |                                   | (269,978)               |
| Cash & cash equivalents at the beginning of the reporting period     |             |                                   | <u>1,181,652</u>        |                                   | <u>1,451,630</u>        |
| Cash & cash equivalents at the end of the reporting period           |             |                                   | <u><b>1,103,675</b></u> |                                   | <u><b>1,181,652</b></u> |
| <b>Analysis of cash &amp; cash equivalents</b>                       |             |                                   |                         |                                   |                         |
| Cash in hand   | <b>22</b>   |                                   | <u><b>1,103,675</b></u> |                                   | <u><b>1,181,652</b></u> |

## **OLD SWINFORD HOSPITAL**

### **Notes to the Financial Statements for the year ended 31<sup>st</sup> March 2025**

#### **1. Accounting policies**

##### **Basis of preparation and assessment of going concern**

The financial statements have been prepared in accordance with the Charities Act 2011, the Statement of Recommended Practice: 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) and the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102).

They have been prepared on the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the notes to these accounts and accounting policies have been applied consistently throughout this year and the preceding year unless likewise stated.

The combination of the strong liquidity position, the practice of allocating funds for projects yet to be identified, the stress testing of forecasting models and the identification and assessment of income streams that may be at risk provide the Feoffees with high degrees of confidence that the charity is well placed to continue its work in a meaningful way. In particular, the Feoffees are not aware of any material uncertainties that cast significant doubt on the Foundation's ability to continue as a going concern.

##### **Public benefit entity**

The Foundation constitutes a public benefit entity as defined by FRS 102.

##### **Funds**

- (i) The Foundation has a permanent endowment, which was derived from the will of Thomas Foley, made and published, in or about the month of January 1671, to be used in furtherance of the objects of the Foundation. Income arising on the endowment is wholly unrestricted.
- (ii) Restricted funds are those that are to be used in accordance with donors' instructions. They were created by legacies and donations that aim to further and support charitable activities by providing for bursaries, prizes and welfare.
- (iii) Unrestricted funds are those funds available for use in furtherance of the Foundation's charitable objectives and include funds designated, at the Feoffees' discretion, for specific purposes.
- (iv) Transfers between Funds are at valuation unless otherwise stated.

Further details of each fund are set out in notes 19-21.

##### **Income recognition**

Income is recognised once the Foundation has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably.

##### **(i) Donations & legacies**

Donations are recognised when the Foundation has been notified of both the value and expected date of receipt otherwise they are accounted for on a receipts basis. Incoming resources from associated tax reclaims are included at the same time as the gift to which they relate.

##### **(ii) Investment income**

Investment income derived from deposits and securities will normally be recognised on receipt of a statement or payment advice. Where it is derived from a rental agreement it will be recognised in accordance with the payments dates and values in that agreement.

##### **(iii) Taxation**

The income of the Foundation is not subject to taxation, save for that deducted at source and irrecoverable. Value added tax is chargeable on eligible taxable supplies and, for property rental, where there is an option to tax.

## **OLD SWINFORD HOSPITAL**

### **Notes to the Financial Statements for the year ended 31<sup>st</sup> March 2025 continued**

#### **Expenditure recognition**

Expenditure is charged on an accruals basis and liabilities are recognised where there is a legal or constructive obligation committing the Foundation to the expenditure, it is probable that settlement will be requested and the amount of the obligation can be reliably measured.

##### **(i) Grants**

Grants made to the School of the Foundation are conditional only on their being used solely for the purpose for which they were intended. They are recognised as expenditure when the School has been notified of the award and its value.

Grants awarded for the bursary and welfare support of individuals connected with the School may have further conditions attached and, to the extent that this is the case, instalments or future payments may be withdrawn if these conditions are not met. Grants for bursary and welfare support are recognised as expenditure when the recipient has been notified of the award and its value. Grants for bursary support are generally given for one academic year (paid termly) however if they are made for more than one academic year the multi-year grant is recognised as expenditure when the recipient has been notified of the award, its term and its value.

Where the Foundation is notified that a condition attached to an award has not been met then further instalments will be suspended until a decision is reached as to whether the grant will remain payable or be withdrawn. Until such time as this decision is made the grant is recognised as probably payable.

The granting of any award for bursary support is at the sole discretion of the Feoffees and there is no obligation to continue any support programme for any period beyond that agreed with the recipient however realistically this support will probably continue although the term and value may vary. The Feoffees remain mindful that they would not seek to reduce the assistance they can provide through support programmes wherever possible, as this would probably be to the detriment of the recipient's education and which would most likely be interrupted. To reduce this risk, provision is made for continuing bursary support beyond any agreed and notified awards where there are reasonable grounds to assume that circumstances will require it to be continued and that the applicant is likely to qualify for further support. The value of any award is at the discretion of the Feoffees and so, for the purpose of establishing the value of any such provision, the current rate is used unless the Feoffees are aware of any factors which would influence the value of the award in which case these will be applied in making a judgement as to the value of the provision.

##### **(ii) Allocation of support costs and governance**

Excepting investment management fees, which are charged to endowment funds, all other costs are charged against unrestricted income. That part which might be charged against restricted funds is considered too small a proportion to reasonably calculate and apportion.

Wherever possible expenditure is allocated to the activity to which it relates. The Foundation incurs little in the way of general running and overhead costs, being administered by the Steward out of one office within the school. Support costs comprise principally staff costs, office costs and meetings costs and are allocated based on an estimate of time spent. The basis of allocation is set out in note 7.

The costs of compliance with regulation and good practice, including statutory audit fees, trustee indemnity insurance and legal fees relating to governance, together with an apportionment of support costs are disclosed as other expenditure. They neither relate to raising funds nor are they related to expenditure on charitable activities. Other expenditure is detailed in note 12 to the accounts.

##### **(iii) Taxation**

Value added tax is recoverable to the extent it is associated with an eligible taxable supply and, for properties, where there is an option to tax. Irrecoverable value added tax is charged against the category of expenditure to which it relates.

## **OLD SWINFORD HOSPITAL**

### **Notes to the Financial Statements for the year ended 31<sup>st</sup> March 2025 continued**

#### **Fixed assets**

##### **(i) Tangible fixed assets and depreciation**

Tangible fixed assets are assets for the Foundation's own use and comprise the land and buildings making up the site of the School of the Foundation.

Expenditure on additions and major capital improvements are capitalised but contributions to school and other property repairs are charged against revenue or funds set-aside for that purpose.

Tangible fixed assets are included at cost net of grants receivable by the Foundation and, excluding freehold land, depreciated on a straight-line basis at 2% per annum.

##### **(ii) Investments**

Investments are initially recognised at their transaction value and subsequently measured at their fair value as at the balance sheet date using the following methods:

- (a) Investments on a recognised stock market are valued at quoted rates at the balance sheet date.
- (b) Investments in a collective investment scheme are valued at rates calculated and published by the respective fund manager at the balance sheet date.
- (c) Investments in land and buildings are principally included at a valuation calculated by reference to rental income capitalised at an expected average rate of return for that type of property in continued existing use.
- (d) Investment assets designated for the time being for the Foundation's own use are carried at cost and, excluding freehold land, are depreciated on a straight-line basis at 2% per annum.

Any exceptions in applying the valuation methods are set out in the relevant notes to these accounts.

The Statement of Financial Activity includes the net gains and losses arising on revaluation and disposals throughout the year. Realised gains and losses on investments are calculated as the difference between sales proceeds and their opening carrying value or their purchase value if they have been purchased during the year. Unrealised gains and losses are calculated as the difference between the fair value at the yearend (as described above) and their opening carrying value or their purchase value if they have been purchased during the financial year. Realised and unrealised investment gains and losses are combined in the Statement of Financial Activities.

#### **Debtors**

Debtors are measured at cost less any impairment.

#### **Creditors and provisions**

Creditors and provisions are recognised when the charity has an obligation arising 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. They are normally recognised at their settlement amount.

#### **Financial instruments**

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. These are initially recognised at transaction value and are subsequently measured at their settlement value. Financial assets comprise investment in securities, debtors and cash balances and financial liabilities comprise creditors, provisions and bank loans. All of these are detailed in the notes to the accounts.

#### **Stocks of sundry stores**

Stocks of sundry stores are valued at their cost net of any deduction for impairment.

## **OLD SWINFORD HOSPITAL**

### **Notes to the Financial Statements for the year ended 31<sup>st</sup> March 2025 continued**

#### **2. Trustees' expenses, remuneration and related party transactions**

Feoffees give of their time freely and willingly to both the Foundation and the School. No remuneration or expenses were paid in the year, neither did any Feoffee, or person connected with a Feoffee, receive any benefit from the Foundation.

There were no related party transactions during the year.

#### **3. Donations**

|                                  | <b>Unrestricted funds</b> |                | <b>Restricted funds</b> |              |
|----------------------------------|---------------------------|----------------|-------------------------|--------------|
|                                  | <b>2025</b>               | <b>2024</b>    | <b>2025</b>             | <b>2024</b>  |
|                                  | <b>£</b>                  | <b>£</b>       | <b>£</b>                | <b>£</b>     |
| Prize fund and bursary donations | 0                         | 0              | 9,458                   | 9,930        |
| General donations                | 79,446                    | 126,793        | 0                       | 0            |
|                                  | <u>79,446</u>             | <u>126,793</u> | <u>9,458</u>            | <u>9,930</u> |

#### **4. Income from charitable activities**

|  | <b>2025</b> | <b>2024</b> |
|--|-------------|-------------|
|  | <b>£</b>    | <b>£</b>    |
| Provision of clerking and other administrative assistance to the School of the Foundation and its Governing Body | 27,500      | 27,500      |

#### **5. Investment & property income**

|   | <b>Unrestricted funds</b> |                  | <b>Restricted funds</b> |               |
|---|---------------------------|------------------|-------------------------|---------------|
|   | <b>2025</b>               | <b>2024</b>      | <b>2025</b>             | <b>2024</b>   |
|   | <b>£</b>                  | <b>£</b>         | <b>£</b>                | <b>£</b>      |
| Marketable securities – listed in the UK      | 114,322                   | 116,735          | 14,113                  | 13,097        |
| Marketable securities – listed outside the UK | 0                         | 1,521            | 0                       | 0             |
|   | <u>114,322</u>            | <u>118,256</u>   | <u>14,113</u>           | <u>13,097</u> |
| Property                                      | 1,333,478                 | 1,253,802        | 0                       | 0             |
| Bank & other interest                         | 40,833                    | 29,306           | 0                       | 0             |
|   | <u>1,488,633</u>          | <u>1,401,364</u> | <u>14,113</u>           | <u>13,097</u> |

#### **6. Other income**

|                              | <b>2025</b>   | <b>2024</b>   |
|------------------------------|---------------|---------------|
|                              | <b>£</b>      | <b>£</b>      |
| Wayleaves                    | 500           | 500           |
| Property administration fees | 150           | 0             |
| Facilities fee               | 50,000        | 50,000        |
|                              | <u>50,650</u> | <u>50,500</u> |



## **OLD SWINFORD HOSPITAL**

### **Notes to the Financial Statements for the year ended 31<sup>st</sup> March 2025 continued**

#### **7. Allocation of support costs**

|  | <b>Cost of<br/>raising funds<br/>£</b> | <b>Charitable<br/>activities<br/>£</b> | <b>Governance<br/>£</b> | <b>Total<br/>allocated<br/>£</b> |
|--|--|--|-------------------------|----------------------------------|
| Staff costs  | 26,225                                 | 8,741                                  | 8,741                   | 43,707                           |
| Office services, meetings costs and<br>general consumables | 3,827                                  | 1,275                                  | 1,275                   | 6,377                            |
| Year to 31 <sup>st</sup> March 2025                        | 30,052                                 | 10,016                                 | 10,016                  | 50,084                           |
| Staff costs  | 24,146                                 | 8,049                                  | 8,049                   | 40,244                           |
| Office services, meetings costs and<br>general consumables | 3,598                                  | 1,199                                  | 1,199                   | 5,996                            |
| Year to 31 <sup>st</sup> March 2024                        | 27,744                                 | 9,248                                  | 9,248                   | 46,240                           |

Support costs have been apportioned between the cost of raising funds, charitable activity (excluding the provision of clerking and other administrative assistance) and governance based on an estimate of staff time being 60%, 20% and 20% respectively (2024: 60%, 20% and 20%). The provision of clerking and other administrative assistance to the School absorbs a significant number of the available hours and the staff cost of providing this is allocated to that activity. No additional support costs have been added.

#### **8. Staff costs and remuneration of key personnel**

In accordance with the provisions of the Scheme, the Feoffees continue to employ one person as Steward; a role they consider a key management position. On behalf of the Foundation the Steward also provides clerking and other administrative assistance to the School and its Governing Body.

No remuneration, expenses or benefits were paid to the Feoffees during the year (2024: £nil).

Staff costs amounted to £102,854 (2024: £97,851) and included social security costs of £5,692 (2024: £5,131) and pension contributions of £10,592 (2024: £10,213). The Steward's emoluments fall into the bracket £90,000-£100,000 (2024: £80,000-£90,000).

#### **9. Investment management fees**

|                            | <b>Unrestricted funds</b> |                   | <b>Endowment</b>  |                   |
|----------------------------|---------------------------|-------------------|-------------------|-------------------|
|                            | <b>2025<br/>£</b>         | <b>2024<br/>£</b> | <b>2025<br/>£</b> | <b>2024<br/>£</b> |
| Investment management fees | 1,281                     | 535               | 7,461             | 10,472            |

Investment management fees are those fees charged by fund managers for the management and administration of the Foundation's portfolio of marketable securities, managed funds and cash deposits.

#### **10. Property costs**

|                                   | <b>2025<br/>£</b> | <b>2024<br/>£</b> |
|-----------------------------------|-------------------|-------------------|
| Property maintenance              | 113,542           | 53,040            |
| Other property costs              | 2,828             | 3,194             |
| Insurance                         | 4,946             | 4,498             |
| Loan interest                     | 33,328            | 132,838           |
| Letting & other professional fees | 49,347            | 47,027            |
| Support costs                     | 30,052            | 27,744            |
|                                   | 234,043           | 268,341           |

## **OLD SWINFORD HOSPITAL**

### **Notes to the Financial Statements for the year ended 31<sup>st</sup> March 2025 continued**

#### **11. Charitable activities**

|  |                                    | <b>2025</b>    | <b>2024</b>    |
|--|------------------------------------|----------------|----------------|
|  |                                    | <b>£</b>       | <b>£</b>       |
| <b>Bursaries, prizes &amp; welfare from unrestricted funds</b>     |                                    |                |                |
| Provision of bursaries & prizes:                                   | Bursaries                          | 241,268        | 207,512        |
|  | Prizes & other awards              | 2,539          | 2,500          |
| Provision of welfare requests:                                     | Welfare                            | 1,504          | 562            |
|  | School Fund                        | 213            | 25             |
|  | Supporting excellence in education | 134,981        | 152,986        |
|  | Hospitality & functions            | 6,216          | 320            |
| Other donations:   | Donation to St Mary's Church       | 4,500          | 4,500          |
|  |                                    | <u>391,221</u> | <u>368,405</u> |
| <b>Bursaries, prizes &amp; other support from restricted funds</b> |                                    |                |                |
| Bursaries, prizes & welfare support                                |                                    | 6,200          | 6,000          |
| Donation to Old Foleyans Association                               |                                    | 3,132          | 2,976          |
|  |                                    | <u>9,332</u>   | <u>8,976</u>   |
| <b>Total expenditure on bursaries, prizes &amp; welfare</b>        |                                    | <u>400,553</u> | <u>377,381</u> |
| <b>Property costs</b>  |                                    |                |                |
| School maintenance projects from unrestricted funds                |                                    | 2,500          | 14,960         |
| Depreciation from endowment funds                                  |                                    | 43,553         | 43,553         |
| <b>Total expenditure on property</b>                               |                                    | <u>46,053</u>  | <u>58,513</u>  |
| <b>School development &amp; support</b>                            |                                    |                |                |
| Provision of clerking and other administrative assistance          |                                    | 59,148         | 57,608         |
| <b>Total expenditure on school development &amp; support</b>       |                                    | <u>59,148</u>  | <u>57,608</u>  |
| <b>Summary of expenditure on charitable activities:</b>            |                                    |                |                |
| Bursaries, prizes & welfare  |                                    | 400,553        | 377,381        |
| Property costs   |                                    | 46,053         | 58,513         |
| School development & support                                       |                                    | 59,148         | 57,608         |
| Support Costs  |                                    | 10,016         | 9,248          |
|  |                                    | <u>515,770</u> | <u>502,750</u> |

The Foundation awarded grants to a number of individuals, to the School of the Foundation and to organisations directly and closely associated with the School. Individuals receiving grants are all members, or former members, of the School community.

Bursary awards were made to 53 individuals (2024: 49) to assist with the payment of boarding fees for pupils at the School. Grants were also made towards the payment of fees for individual music and language tuition, Lamda lessons, Duke of Edinburgh training, participation in competitive athletics and CCF awards.

Welfare requests are grants to the School of the Foundation.

A donation is made to St Mary's Church, Old Swinford, for the use of the church for services throughout the year by the School and in lieu of collection from the pupils of the School.

Depreciation is charged on tangible fixed assets and investment assets designated for the Foundation's own use, excluding freehold land.

## **OLD SWINFORD HOSPITAL**

### **Notes to the Financial Statements for the year ended 31<sup>st</sup> March 2025 continued**

Support costs have been allocated in accordance with note 7 as follows:

|                                     | <b>Charitable activity</b> | <b>Support costs</b> | <b>Total</b> |
|-------------------------------------|----------------------------|----------------------|--------------|
|                                     | <b>£</b>                   | <b>£</b>             | <b>£</b>     |
| Bursaries, prizes and welfare       | 400,553                    | 8,513                | 409,066      |
| Property costs                      | 46,053                     | 1,503                | 47,556       |
| School development & support        | 59,148                     | 0                    | 59,148       |
| Year to 31 <sup>st</sup> March 2025 | 505,754                    | 10,016               | 515,770      |
|                                     |                            |                      |              |
| Bursaries, prizes and welfare       | 377,381                    | 7,861                | 385,242      |
| Property costs                      | 58,513                     | 1,387                | 59,900       |
| School development & support        | 57,608                     | 0                    | 57,608       |
| Year to 31 <sup>st</sup> March 2024 | 493,502                    | 9,248                | 502,750      |

#### **12. Other expenditure**

|                     | <b>2025</b> | <b>2024</b> |
|---------------------|-------------|-------------|
|                     | <b>£</b>    | <b>£</b>    |
| Support costs       | 10,016      | 9,248       |
| Audit fees          | 8,786       | 8,900       |
| Indemnity insurance | 2,450       | 2,333       |
|                     | 21,252      | 20,481      |

The auditors' remuneration was solely in respect of audit fees paid and payable to Crowe U.K. LLP.

#### **13. Net gains/(losses) on investments**

|                                      | <b>Restricted funds</b> | <b>Endowment funds</b> | <b>Total 2025</b> | <b>Total 2024</b> |
|--------------------------------------|-------------------------|------------------------|-------------------|-------------------|
|                                      | <b>£</b>                | <b>£</b>               | <b>£</b>          | <b>£</b>          |
| <b>Gains/(losses) on:</b>            |                         |                        |                   |                   |
| Disposal of marketable securities    | 0                       | 0                      | 0                 | 67,077            |
| <b>Unrealised gains/(losses) on:</b> |                         |                        |                   |                   |
| Estate property                      | 0                       | 85,187                 | 85,187            | 5,871             |
| Housing property                     | 0                       | 234,360                | 234,360           | 247,445           |
| Marketable securities                | 9,366                   | (130,606)              | (121,240)         | 451,858           |
|                                      | 9,366                   | 188,941                | 198,307           | 705,174           |
| <b>Total gains/(losses)</b>          | 9,366                   | 188,941                | 198,307           | 772,251           |

#### **14. Transfer between funds**

Within unrestricted income funds amounts were transferred to designated funds for purposes as follows:

- (a) £80,000 (2024: £100,000) for estate and housing costs and maintenance;
- (b) £76,233 (2024: £125,768) to support excellence in education;
- (c) £350,000 (2024: £350,000) for bursary and scholarship awards, and
- (d) £250,000 was transferred between investment property maintenance and school maintenance to better support campus maintenance and development.

## **OLD SWINFORD HOSPITAL**

### **Notes to the Financial Statements for the year ended 31<sup>st</sup> March 2025 continued**

#### **15. Tangible fixed assets**

|   | <b>Freehold</b> |                  | <b>Total</b>     | <b>Total</b>     |
|---|-----------------|------------------|------------------|------------------|
|   | <b>Land</b>     | <b>Buildings</b> | <b>2025</b>      | <b>2024</b>      |
|   | <b>£</b>        | <b>£</b>         | <b>£</b>         | <b>£</b>         |
| <b>Cost or valuation:</b>                           |                 |                  |                  |                  |
| At 1 <sup>st</sup> April and 31 <sup>st</sup> March | 387,119         | 2,164,243        | 2,551,362        | 2,551,362        |
| <b>Depreciation:</b>                                |                 |                  |                  |                  |
| At 1 <sup>st</sup> April                            | 0               | 814,132          | 814,132          | 770,847          |
| Charged in the year                                 | 0               | 43,285           | 43,285           | 43,285           |
| At 31 <sup>st</sup> March                           | 0               | 857,417          | 857,417          | 814,132          |
| <b>Net book value at 31<sup>st</sup> March</b>      | <b>387,119</b>  | <b>1,306,826</b> | <b>1,693,945</b> | <b>1,737,230</b> |

Tangible fixed assets are assets for the Foundation's own use and comprise the land and buildings making up the site of the School of the Foundation. They are included in the financial statements at a valuation of 1<sup>st</sup> January 1950 plus the cost of additions since that date, net of grants receivable by the Foundation. Depreciation is charged against buildings at 2% per annum on a straight-line basis.

#### **16. Investments**

|   | <b>Freehold estate</b> | <b>Freehold housing</b> | <b>Leasehold housing</b> | <b>Securities &amp; investment fund units</b> | <b>Total 2025</b> | <b>Total 2024</b> |
|---|------------------------|-------------------------|--------------------------|---|-------------------|-------------------|
|   | <b>£</b>               | <b>£</b>                | <b>£</b>                 | <b>£</b>                                      | <b>£</b>          | <b>£</b>          |
| <b>Cost or valuation:</b>                         |                        |                         |                          |   |                   |                   |
| At 1 <sup>st</sup> April                          | 6,140,917              | 3,188,184               | 1,988,168                | 6,418,383                                     | 17,735,652        | 16,996,236        |
| Additions at cost                                 | 0                      | 0                       | 0                        | 24,300  | 24,300            | 5,644,585         |
| Disposals at opening book value                   | 0                      | 0                       | 0                        | 0   | 0                 | (5,610,343)       |
| Net revaluation gains/(losses) in year            | 85,186                 | 176,000                 | 58,361                   | (121,240)                                     | 198,307           | 705,174           |
| At 31 <sup>st</sup> March                         | 6,226,103              | 3,364,184               | 2,046,529                | 6,321,443                                     | 17,958,259        | 17,735,652        |
| Cost or prior valuation at 31 <sup>st</sup> March | 4,290,233              | 1,147,927               | 1,590,280                | 5,748,383                                     | 12,776,823        | 12,752,523        |
| <b>Depreciation:</b>                              |                        |                         |                          |   |                   |                   |
| At 1 <sup>st</sup> April                          | 0                      | (6,168)                 | 0                        |   | (6,168)           | (5,900)           |
| Charged in the year                               | 0                      | (268)                   | 0                        |   | (268)             | (268)             |
| At 31 <sup>st</sup> March                         | 0                      | (6,436)                 | 0                        |   | (6,436)           | (6,168)           |
| <b>Net book value at 31<sup>st</sup> March</b>    | <b>6,226,103</b>       | <b>3,357,748</b>        | <b>2,046,529</b>         | <b>6,321,443</b>                              | <b>17,951,823</b> | <b>17,729,484</b> |
| <b>Analysis of value by fund:</b>                 |                        |                         |                          |   |                   |                   |
| Unrestricted funds                                | 0                      | 0                       | 0                        | 4,539,902                                     | 4,539,902         | 3,534,678         |
| Restricted funds                                  | 0                      | 0                       | 0                        | 255,426                                       | 255,426           | 221,761           |
| Endowment funds                                   | 6,226,103              | 3,357,748               | 2,046,529                | 1,526,115                                     | 13,156,495        | 13,973,045        |
|   | 6,226,103              | 3,357,748               | 2,046,529                | 6,321,443                                     | 17,951,823        | 17,729,484        |

All investments are carried at their fair value, which has been determined for each class of asset as set out next.

## **OLD SWINFORD HOSPITAL**

### **Notes to the Financial Statements for the year ended 31<sup>st</sup> March 2025 continued**

#### **Property**

As a general rule the fair value of investment property has been calculated with reference to rental income generated on each property capitalised at an expected average rate of return for that type of property in continued existing use. The Feoffees consider the basis adopted to be reasonable, fair and realistic and to reflect the use of the asset.

Where this basis is used the resultant values are compared to market values or approximations, in so far available, and values reduced to the extent that they may be higher than market value.

A review of residential rental values was carried out in March 2025 by Mr J R Harris, of Ian Perks Estate Agents. The review also reported on estimates of market value, based on vacant possession, so as to ensure that properties are not carried above this. Three properties (2024: three) have a calculated value in excess of its recommended market value and have accordingly been reduced to fall in line.

Where capitalising rental would give an unrealistic valuation or where there is no rental to base a valuation upon for example, the fair value of each property is separately assessed in the context of its use or intended use. This has been applied as follows:

- On small sites which return rental for telephone masts, the land is included at cost if known or a reasonably nominal value otherwise.
- The freehold underlying the Foundation's leasehold properties plus five owned by others and the surrounding amenity space, which was acquired in two parts over 2013-2015, stands at cost. The purchase of the freehold was advised by Mr A Herbert FRICS MARLA IRRV(Hons) of Pennycuik Collins, Chartered Surveyors. Ground rental is insignificant and an unsuitable valuation base for this holding. The owned leaseholds and their associated freehold remain separate and have been valued as such.
- Freehold land made available to the School for sports fields has been included at a valuation of £190,000 based on the site, undeveloped, but with the benefit of planning consent and vacant possession. Full development costs have not been capitalised. The Feoffees consider the valuation, prepared in February 2010 by Sellers, Chartered Surveyors, to be reasonable for valuation purposes and in its present use.
- Treherns Farmhouse has been made temporarily available to the School for use as a first aid post and changing room in connection with the sports fields adjacent to it. Until November 2015 the property was rented out as a residential property. Its value based on the principle of capitalised rental was £130,000. This compares to an estimated market value of £607,000. As the property is not currently available for sale or alternative use the Feoffees have elected to retain the value previously adopted until such time as the future use of the farmhouse is determined.
- Hanbury Hill House is made available for the School for teaching purposes and no rent is charged. It is included at cost less depreciation charged at 2% per annum on a straight-line basis.
- The more recently acquired Swinford Court and land at Union Street are included at cost.

#### **Securities**

The fair value of investment in COIF Charities Investment Fund units is established by reference to rates published by CCLA as is the value of investment in COIF Property Fund units.

The fair value of investment in Cazenove Charity Sustainable Multi-Asset Fund units is established by reference to rates published by Cazenove Capital.

The fair value of investment in M&G Charifund units is established by reference to rates published by M&G Investments.

The Feoffees consider that generally, individual holdings with a valuation in excess of 5% of the total portfolio value are material. They also consider the land comprising Treherns & Racecourse Farms and the Stourbridge Golf course to be significant although their valuation is less than 5% of the total portfolio.

## **OLD SWINFORD HOSPITAL**

### **Notes to the Financial Statements for the year ended 31<sup>st</sup> March 2025 continued**

As at 31<sup>st</sup> March the following material investments were held:

|   | <b>2025</b>       | <b>2024</b>       |
|---|-------------------|-------------------|
|   | <b>£</b>          | <b>£</b>          |
| <b>Holdings valued above 5%:</b>              |                   |                   |
| Swinford Court                                | 3,522,500         | 3,522,500         |
| COIF Charities Investment Fund                | 2,949,898         | 3,057,307         |
| Cazenove Charity Sustainable Multi-Asset Fund | 2,981,469         | 3,004,459         |
| <b>Other significant holdings:</b>            | 9,453,867         | 9,584,266         |
| Treherns & Racecourse Farms                   | 464,286           | 464,286           |
| Stourbridge Golf Course                       | 692,550           | 692,550           |
|   | <b>10,610,703</b> | <b>10,741,102</b> |

#### **17. Debtors**

|   | <b>2025</b>   | <b>2024</b>    |
|---|---------------|----------------|
|   | <b>£</b>      | <b>£</b>       |
| Rental income and licence fees due      | 3,421         | 3,306          |
| Provision for doubtful debts            | (2,948)       | (2,948)        |
| Debtors, prepayments and accrued income | 85,153        | 133,954        |
|   | <b>85,626</b> | <b>134,312</b> |

#### **18. Liabilities**

|   | <b>2025</b>    | <b>2024</b>    |
|---|----------------|----------------|
|   | <b>£</b>       | <b>£</b>       |
| <b>Creditors: amounts falling due within one year:</b>    |                |                |
| Rentals received in advance and deposits held             | 22,979         | 37,319         |
| Bursaries, prizes and welfare                             | 99,396         | 81,798         |
| Taxation due  | 1,535          | 1,340          |
| Creditors and accrued fees                                | 21,250         | 16,742         |
| Bank loan   | 0              | 132,238        |
|   | <b>145,160</b> | <b>269,437</b> |
| <b>Creditors: amounts falling due more than one year:</b> |                |                |
| Bank loan   | 0              | 865,590        |
|   | <b>0</b>       | <b>865,590</b> |
| <b>Provisions for liabilities</b>                         |                |                |
| Provisions for bursary support brought forward            | 488,012        | 529,728        |
| Allocated to bursary awards                               | (191,806)      | (191,053)      |
| Additional provision                                      | 145,698        | 149,337        |
| Provision for bursary support carried forward             | <b>441,904</b> | <b>488,012</b> |
| Provisions for awards expected within one year            | 215,270        | 212,755        |
| Provisions for awards expected in more than one year      | 226,634        | 275,257        |
|   | <b>441,904</b> | <b>488,012</b> |

The movement in provisions for bursary support is the net increase/(decrease) in provision after a reassessment of expected future costs to maintain current bursary awards.

The term loan with National Westminster Bank Plc for the sum of £2,485,000 taken in March 2020 to facilitate the acquisition of the former Stourbridge College site (now known as Swinford Court) and on which the loan was secured, was repaid in full during the year.

## **OLD SWINFORD HOSPITAL**

### **Notes to the Financial Statements for the year ended 31<sup>st</sup> March 2025 continued**

#### **19. Endowment funds**

|                                     | <b>Balance<br/>1<sup>st</sup> April<br/>£</b> | <b>Income<br/>£</b> | <b>Movement in funds<br/>Expenditure<br/>£</b> | <b>Gains &amp; losses<br/>£</b> | <b>Balance<br/>31<sup>st</sup> March<br/>£</b> |
|-------------------------------------|---|---------------------|--|---------------------------------|--|
| Permanent endowment fund            |   |                     |  |                                 |  |
| Year to 31 <sup>st</sup> March 2025 | 14,710,656                                    | 0                   | (51,014)                                       | 188,941                         | 14,848,583                                     |
| Year to 31 <sup>st</sup> March 2024 | 13,988,290                                    | 0                   | (54,025)                                       | 776,391                         | 14,710,656                                     |

Permanent endowment funds are those funds derived from the will of Thomas Foley, the income from which is used in furtherance of the objects of the Foundation.

#### **20. Restricted funds**

|                                     | <b>Balance<br/>1<sup>st</sup> April<br/>£</b> | <b>Income<br/>£</b> | <b>Movement in funds<br/>Expenditure<br/>£</b> | <b>Gains &amp; losses<br/>£</b> | <b>Balance<br/>31<sup>st</sup> March<br/>£</b> |
|-------------------------------------|---|---------------------|--|---------------------------------|--|
| D T Plant fund                      | 29,703  | 1,842               | (1,842)  | 1,266                           | 30,969   |
| Williams-Thomas bursary fund        | 15,946  | 906                 | (800)  | 623                             | 16,675   |
| Don Williams prize fund             | 16,637  | 826                 | (400)  | 568                             | 17,631   |
| Kieran Duffy memorial fund          | 36,702  | 2,056               | (1,500)  | 1,383                           | 38,641   |
| Krukowski maths fund                | 11,263  | 621                 | 0  | 411                             | 12,295   |
| William Cooper bursary fund         | 7,772   | 416                 | (250)  | 277                             | 8,215  |
| Parents' bursary fund               | 90,706  | 14,148              | (2,500)  | 3,159                           | 105,513  |
| Owen Evans fund                     | 9,885   | 562                 | (350)  | 386                             | 10,483   |
| Dyson fund                          | 14,248  | 886                 | (886)  | 609                             | 14,857   |
| Sheila Tuft Fund                    | 9,784   | 590                 | (400)  | 406                             | 10,380   |
| Brian Norgrove Fund                 | 6,504   | 404                 | (404)  | 278                             | 6,782  |
| CFR Potter Fund                     | 0   | 314                 | 0  | 0                               | 314  |
| Year to 31 <sup>st</sup> March 2025 | 249,150                                       | 23,571              | (9,332)  | 9,366                           | 272,755  |
| <b>Prior Year balances</b>          |   |                     |  |                                 |  |
| D T Plant fund                      | 30,269  | 1,751               | (1,751)  | (566)                           | 29,703   |
| Williams-Thomas bursary fund        | 16,106  | 861                 | (750)  | (271)                           | 15,946   |
| Don Williams prize fund             | 16,099  | 785                 | 0  | (247)                           | 16,637   |
| Kieran Duffy memorial fund          | 36,864  | 1954                | (1,500)  | (616)                           | 36,702   |
| Krukowski maths fund                | 11,109  | 590                 | (250)  | (186)                           | 11,263   |
| William Cooper bursary fund         | 7,751   | 395                 | (250)  | (124)                           | 7,772  |
| Parents' bursary fund               | 80,234  | 14,371              | (2,500)  | (1399)                          | 90,706   |
| Owen Evans fund                     | 9,869   | 534                 | (350)  | (168)                           | 9,885  |
| Dyson fund                          | 14,513  | 841                 | (841)  | (265)                           | 14,248   |
| Sheila Tuft fund                    | 9,800   | 561                 | (400)  | (177)                           | 9,784  |
| Brian Norgrove Fund                 | 6,625   | 384                 | (384)  | (121)                           | 6,504  |
| Year to 31 <sup>st</sup> March 2024 | 239,239                                       | 23,027              | (8,976)  | (4,140)                         | 249,150  |

The D T Plant fund, created by legacy, provides income payable to the Old Foleys Association.

The Williams-Thomas bursary fund, created by legacy, pays income to support pupils at the School.

The Don Williams prize fund, created by legacy, pays income towards providing prizes for academic achievement.

## **OLD SWINFORD HOSPITAL**

### **Notes to the Financial Statements for the year ended 31<sup>st</sup> March 2025 continued**

The Kieran Duffy memorial fund, created by donations in memory of a former pupil killed in a flying accident during the Gulf War, provides income to support pupils at the School.

The Krukowski maths fund, created by donation, pays income for a grant to be given to a pupil going on to study mathematics at university and nominated by the Headmaster.

The William Cooper bursary fund, created by legacy, allows for both income and capital to be used at the discretion of the Feoffees to support pupils at the School.

The Parents' bursary fund, created by donations from parents, allows for both income and capital to be used at the discretion of the Feoffees to assist any needy pupil at the School.

The Owen Evans fund, created by donation, pays income to support pupils at the School.

The Dyson fund, created by legacy, is for the benefit of the Old Foleys Association.

The Sheila Tuft fund, created by legacy, allows for both income and capital to be used at the discretion of the Feoffees for general charitable purposes in memory of Mrs Christine Forshaw (nee Edge).

The Brian Norgrove fund, created by legacy, is for the benefit of the Old Foleys Association.

The CFR Potter Fund was established as a bursary fund following the retirement of the former Headmaster, Christopher Potter in 2001. The donations previously received were all applied for the purpose of the fund. A further donation was received this year in memory of Mr Potter.

#### **21. Unrestricted funds**

|   | <b>Balance<br/>1<sup>st</sup> April<br/>£</b> | <b>Movement in funds</b> |                          |                        | <b>Balance<br/>31<sup>st</sup> March<br/>£</b> |
|---|---|--------------------------|--------------------------|------------------------|--|
|   |   | <b>Income<br/>£</b>      | <b>Expenditure<br/>£</b> | <b>Transfers<br/>£</b> |  |
| Income funds                            | 2,473,243                                     | 1,646,229                | (231,582)                | (506,233)              | 3,381,657                                      |
| Designated funds:                       |   |                          |                          |                        |  |
| Bursary & Welfare fund                  | 417,949                                       | 0                        | (241,269)                | 350,000                | 526,680  |
| School property<br>maintenance fund     | 76,757  | 0                        | (2,500)                  | 250,000                | 324,257  |
| Investment property<br>maintenance fund | 897,986                                       | 0                        | (113,542)                | (170,000)              | 614,444  |
| Land development fund                   | 211,572                                       | 0                        | (4,800)                  | 0                      | 206,772  |
| Excellence in Education                 | 125,768                                       | 0                        | (125,768)                | 76,233                 | 76,233   |
| Year to 31 <sup>st</sup> March 2025     | 4,203,275                                     | 1,646,229                | (719,461)                | 0                      | 5,130,043                                      |
| <b>Prior Year balances</b>              |   |                          |                          |                        |  |
| Income funds                            | 1,847,464                                     | 1,606,157                | (389,610)                | (590,768)              | 2,473,243                                      |
| Designated funds:                       |   |                          |                          |                        |  |
| Bursary & Welfare fund                  | 275,461                                       | 0                        | (207,512)                | 350,000                | 417,949  |
| School property<br>maintenance fund     | 76,717  | 0                        | (14,960)                 | 15,000                 | 76,757   |
| Investment property<br>maintenance fund | 851,026                                       | 0                        | (53,040)                 | 100,000                | 897,986  |
| Land development fund                   | 219,837                                       | 0                        | (8,265)                  | 0                      | 211,572  |
| Excellence in Education                 | 66,191  | 0                        | (66,191)                 | 125,768                | 125,768  |
| Year to 31 <sup>st</sup> March 2024     | 3,336,696                                     | 1,606,157                | (739,578)                | 0                      | 4,203,275                                      |

Unrestricted funds include funds set aside by the Feoffees out of unrestricted income funds for the purpose of:

#### **Providing for bursary and welfare support**

The Feoffees consider that a strong working capital base should be provided to support applications for bursary and welfare grants, which are made on an 'as needs' basis.

#### **Providing for contributions to capital expenditure and repair of school property**

A working capital base is maintained so that the Foundation can assist the Governing Body by providing grants from time to time to assist with capital projects and repairs.



## **OLD SWINFORD HOSPITAL**

### **Notes to the Financial Statements for the year ended 31<sup>st</sup> March 2025 continued**

#### **Attending to maintenance on estate and housing properties held as investments**

The Feoffees consider that at all times sufficient funds should be set aside for property repairs consistent with a portfolio that includes a substantial property holding. Funds are set aside for specific properties and in general, the general element not to be less than £100,000.

#### **Future land development**

Funds have been set aside so that the Foundation can call upon resources to protect or develop its estate.

#### **Excellence in education**

Funds set aside to promote excellence in education.

## **22. Analysis of net assets between funds**

|   | Unrestricted<br>£ | Restricted<br>£ | Endowment<br>£ | Total<br>£ |
|---|-------------------|-----------------|----------------|------------|
| <b>Fund balances are represented by:</b>  |                   |                 |                |            |
| Tangible fixed assets                     | 0                 | 0               | 1,693,945      | 1,693,945  |
| Investments                               | 4,539,902         | 255,426         | 13,156,495     | 17,951,823 |
| Net current assets/ (liabilities)         | 1,032,045         | 17,329          | (1,857)        | 1,047,517  |
| Provisions for liabilities                | (441,904)         | 0               | 0              | (441,904)  |
| Net assets at 31 <sup>st</sup> March 2025 | 5,130,043         | 272,755         | 14,848,583     | 20,251,381 |

#### **Unrealised gains/(losses) included above, and all in respect of investments:**

|  |           |        |           |           |
|--|-----------|--------|-----------|-----------|
|  | 0         | 25,457 | 5,155,979 | 5,181,436 |
| <b>Cash balances included in current assets above:</b> |           |        |           |           |
|  | 1,086,346 | 17,329 | 0         | 1,103,675 |

#### **Prior year fund balances are represented by:**

|   |           |         |            |            |
|---|-----------|---------|------------|------------|
| Tangible fixed assets                     | 0         | 0       | 1,737,230  | 1,737,230  |
| Investments                               | 3,534,678 | 221,761 | 13,973,045 | 17,729,484 |
| Net current assets/ (liabilities)         | 1,156,609 | 27,389  | (134,029)  | 1,049,969  |
| Liabilities more than one year            | 0         | 0       | (865,590)  | (865,590)  |
| Provisions for liabilities                | (488,012) | 0       | 0          | (488,012)  |
| Net assets at 31 <sup>st</sup> March 2025 | 4,203,275 | 249,150 | 14,710,656 | 19,163,081 |

#### **Unrealised gains/(losses) included above, and all in respect of investments:**

|  |           |        |           |           |
|--|-----------|--------|-----------|-----------|
|  | 0         | 16,091 | 4,964,079 | 4,980,170 |
| <b>Cash balances included in current assets above:</b> |           |        |           |           |
|  | 1,154,263 | 27,389 | 0         | 1,181,652 |

|  |                   | <b>2025</b><br>£ | <b>2024</b><br>£ |
|--|-------------------|------------------|------------------|
| The net cash balance is held as follows: |                   |                  |                  |
| HSBC Bank Plc                            | Current account   | 113,842          | 113,526          |
|  | Deposit accounts  | 346,979          | 626,678          |
| National Westminster Bank Plc            | Current account   | 5,139            | 30,139           |
| Evelyn Partners                          | Deposit accounts  | 0                | 18               |
| Cazenove Capital                         | Liquidity account | 637,676          | 411,251          |
|  | Income account    | 10               | 11               |
| Cash                                     |                   | 29               | 29               |
|  |                   | <u>1,103,675</u> | <u>1,181,652</u> |

## **OLD SWINFORD HOSPITAL**

### **Notes to the Financial Statements for the year ended 31<sup>st</sup> March 2025 continued**

#### **23. Reconciliation of net movement in funds to net cash flow from operating activities and analysis of change in net debt**

|   | <b>2025</b>    | <b>2024</b>      |
|---|----------------|------------------|
|   | <b>£</b>       | <b>£</b>         |
| <i>Net income/(expenditure) for the reporting period as per the Statement of Financial Activity</i> | 1,088,300      | 1,598,856        |
| Adjustments for:  |                |                  |
| Depreciation charges  | 43,553         | 43,553           |
| (Gains)/losses on investments   | (198,307)      | (772,251)        |
| Dividends, interest and rents from investments  | (1,502,746)    | (1,414,461)      |
| (Increase)/decrease in stocks   | 66             | (2,434)          |
| (Increase)/decrease in debtors  | 48,686         | (7,943)          |
| Decrease in creditors   | (38,147)       | (94,001)         |
| <i>Net cash provided by (used in) operating activities</i>  | <u>558,595</u> | <u>(648,681)</u> |

#### *Analysis of changes in net debt in the year to 31<sup>st</sup> March 2025*

|                                      | <b>1<sup>st</sup> April</b> | <b>Cash flows</b> | <b>Other non-cash changes</b> | <b>31<sup>st</sup> March</b> |
|--------------------------------------|-----------------------------|-------------------|-------------------------------|------------------------------|
|                                      | <b>£</b>                    | <b>£</b>          | <b>£</b>                      | <b>£</b>                     |
| Cash                                 | 1,181,652                   | (77,977)          | 0                             | 1,103,675                    |
| Loans:                               |                             |                   |                               |                              |
| Falling due within one year          | (132,238)                   | 165,566           | (33,328)                      | 0                            |
| Falling due after more than one year | (865,590)                   | 865,590           | 0                             | 0                            |
| Year to 31 <sup>st</sup> March 2025  | <u>183,824</u>              | <u>953,179</u>    | <u>(33,328)</u>               | <u>1,103,675</u>             |

#### **24. Contingent liabilities and capital commitments**

Capital expenditure authorised but not yet contracted for amounted to £nil (2024: £nil) and capital expenditure contracted for but not provided amounted to £nil (2024: £nil). Major expenditure contracted for, but not yet provided amounted to £nil (2024: £nil).