

REPORT OF THE TRUSTEES AND
FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST DECEMBER 2023
FOR
NICHOLAS CHAMBERLAINE'S HOSPITAL
AND SERMON CHARITY

Armstrongs Bishop Simmons
Chartered Accountants and Statutory Auditors
Gethin House
36 Bond Street
Nuneaton
Warwickshire
CV11 4DA

**NICHOLAS CHAMBERLAINE'S HOSPITAL
AND SERMON CHARITY**

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FOR THE YEAR ENDED 31ST DECEMBER 2023**

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**NICHOLAS CHAMBERLAINE'S HOSPITAL
AND SERMON CHARITY**

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31ST DECEMBER 2023**

The trustees present their report with the financial statements of the charity for the year ended 31st December 2023. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES

Principal Activities

The principal activity is the provision and maintenance of Almshouses and other affordable accommodation.

Objectives and aims

The objective of the Charity is the provision of housing accommodation for needy persons resident in the former Urban District of Bedworth at the time of their appointment. The Charity's principal aim is to provide residents with a secure and well-maintained home in a happy environment for as long as possible. The Governors are fully aware of the need to continue to modernise and improve the residences and work is carried out as and when required.

Public benefit

The Governors have had regard to the guidance issued by the Charity Commission on Public Benefit.

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ACHIEVEMENT AND PERFORMANCE

Charitable activities

The administration of the Charity is vested in 10 Governors as set out on page 5. Unfortunately for this financial year the Charity has once again undertaken its business without any nominated Governors from the Local Authority and Warwickshire County Council. It was hoped that this situation would change but unfortunately that was not to be. The Charity does require a full board of Governors in order to ensure that a wide range of experience is brought to the formal meetings to help ensure good governance of the Charity in order to achieve its charitable objects.

As previously reported the Charity had purchased the former Public Conveniences from the Local Authority and consent had been granted for the change of use to provide two ground floor flats which were greatly needed. Having received a detailed specification from a Quantity Surveyor, the Architect was instructed to go to tender to five local builders in order to obtain competitive prices. Unfortunately, due to the issues with the War in Ukraine and the general shortage of the labour only one tender was received which was significantly in excess of the estimates provided by the Quantity Surveyor and Architect. Having discussed this with the selected builder various elements were considered and a new tender produced a figure of just under £310,000. There were a number of exclusions namely cost of providing services to the site and the omission of some fencing which was deemed unnecessary.

The Governors were delighted that work commenced at the end of August with an anticipated contract period of circa six months. Unfortunately, due to severe wet weather throughout the winter months together with issues relating to some made up ground resulting in additional foundations being required the contract has been delayed and the Charity now has an anticipated completion date of the end of July 2024.

The Governors are extremely grateful to the Nicholas Chamberlaine's School Foundation for awarding a grant from their surplus income of £133,860 which the Governors agreed would be ringfenced for this particular project. Further funds have been released the Charity's investments on their accumulated income with Quilter Cheviot and an application had been made to Homes England via the Almshouse Consortium Limited. At the year end the award had yet to be approved by Homes England but the Charity is pleased to report that following some excellent work by the Almshouse Consortium Limited the application was approved and an overall grant of £155,000 was awarded and the first tranche of 75% was paid in the first quarter of 2024.

The Charity are very much looking forward to the addition of these two flats to their existing portfolio and are extremely grateful to all those involved in the decision making processes and ensuring the funds are available to meet the ongoing costs of conversion.

The Charity was able to carry out inspections of each flat which enabled a schedule of works to be prepared for consideration by the Governors at a later date. Work on a number of flats will continue throughout the year especially making improvements by way of modernising the kitchens and bathrooms together with improving ventilation to reduce the risk of mould and condensation which can sometimes be a problem due to the solid wall construction of the Almshouses. There are specific problems with some of the window stonework at The Parsonage allowing water penetration and a listed building consent application will be submitted so that work can be undertaken to rectify the problems encountered.

During the course of the year there was an incident relating to one of the concrete coping stones to the chimneys becoming dislodged and whilst falling to the ground damaged a number of roof tiles. The Governors requested that a defect report be undertaken on the chimney stacks to the north elevation and this was undertaken by Mr T Richardson from Quinquennial Inspections Ltd. The inspection which was undertaken by the use of a large cherry picker found issues to ten chimney stacks and a number of loose coping stones were removed on safety grounds and quotations would need to be sought for these to be re-bedded and for the damaged roof to be made good. Due to the height of the chimneys the repair work could not be undertaken from the cherry picker and therefore the use of scaffolding was the only safe method of undertaking the repairs and this would add significantly to the cost. The Charity is in the fortunate position to have built up some reserves in its extraordinary repair fund and these will be sufficient to undertake the work but by doing so would deplete the funds significantly and therefore additional funding will be required in order to replenish the reserves. The issues relating to the maintenance of a listed building is very much at the forefront of the Governors minds and they are aware of the need to budget for a series of ongoing defects that have been highlighted in previous Quinquennial Inspections reports.

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The Governors strive to keep the increase in weekly maintenance contributions to a minimum but are ever mindful of the needs to balance sufficient income to cover the day to expenditure. They do however use the formula set by the Regulator of Social Housing as they are a regulated social landlord to adjust the accommodation charge each year. The Governors did decide to increase the service charge by a minimum amount in order to assist with the increased cost of maintaining the communal areas.

One of the highlights of the Charity's year is Founder's Day which is held on the last Friday in May before the children break for the summer half term. The Almshouses were delighted to welcome over 800 pupils from the three schools that are supported by the Nicholas Chamberlaine's School Foundation as well as other local schools who were invited to attend. It was a very special occasion which was led by Reverend Dave Poultney together with a live band and some excellent singing from the school children. The Charity are extremely grateful to their invited guests namely; Tim Cox, Lord Lieutenant of Warwickshire; Sophie Hilleary High Sheriff of Warwickshire; The Right Honourable Craig Tracey MP; Councillor Martin Walsh and wife Sandra Walsh who joined in the celebrations and assisted with the handing out of buns to the children.

The Charity welcomed to their Board of Trustees Mrs K Farmer as the nominated Governor from the Parochial Church Council of All Saints Church, Bedworth and also local businessman Mr R Erskine. The Charity are extremely grateful to both of them for giving up their time to attend the meetings on a regular basis and for making such positive contributions during the course of those meetings.

Finally, the Governors wish to express their sincere thanks to Mrs D Goff in her role as Scheme Manager, Mr C Hill as the Handyman and also to the contract cleaners who help maintain the communal areas of the Almshouses in a pristine condition.

FINANCIAL REVIEW

Financial position

The surplus for the year including net gains on investments was £136,742 (2022: Loss of £58,531). The surplus for the year includes £123,640 of the grant received in the year from the Nicholas Chamberlaine School Foundation, for which we are most grateful, which has not yet been spent. This grant has been ringfenced for the Chapel Street Cottages project.

The charity's total funds carried forward at 31 December 2023 were £1,987,171 (2022: £1,850,429).

The Charity's finances are predominantly dependent on residents' contributions which consist of two elements being; accommodation charge and service charge. The charges are set by the Governors at a reasonable level taking all relevant factors into consideration together with the fact that they are a regulated social landlord.

Investment policy and objectives

The long-term aim of the Governors continues to manage the Endowment Fund of the Charity so as to provide a steady increase in the source of income. It is also their policy to manage the investment so as to give capital growth coupled with adequate security of investment. The Governors investment powers are governed by the Trustees Act 2000.

Reserves policy

The Charity maintains an extraordinary repair fund to help against major unexpected or long-term items of repair or improvement. This fund is established out of the income of the Charity and will become more important due to the work highlighted within the Quinquennial Report. The amount of contributions to the extraordinary repair fund is entirely at the discretion of the Governors and it is currently held by the M&G Extraordinary Repair Fund with interest accruing to the fund.

It is the aim of the Governors to maintain the general fund at such a level as to enable contingencies to be met. The Governors believe that the current level of reserves may no longer be sufficient to cover contingencies that may arise and will endeavour to budget additional sums in the years ahead.

It is however to be noted that it is not the policy of the Charity to obtain excessive reserves.

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PLANS FOR THE FUTURE PERIODS

As previously mentioned in the Governors Report the Charity aim to continue to improve the welfare of their residents by maintaining their flats to a high standard and to continue to protect the historic nature of the listed building.

Undoubtedly the focus of attention has been on the conversion to two ground floor residential flats and also ongoing works to the chimneys and The Parsonage which will come from the Charity's extraordinary repair funds reserves.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document, a deed of trust and constitutes an unincorporated charity.

Recruitment and appointment of new trustees

In selecting individuals for appointment as trustees, the trustees have regard to skills, knowledge and experience needed for the effective administration of the charity. All of the Trustees are recruited by the Nicholas Chamberlaine's School Foundation and once appointed by them become Trustees of Nicholas Chamberlaine's Hospital & Sermon Charity.

Structure, Governance & Management

The Charity was first established under a scheme in September 1878 arising out of the will of Nicholas Chamberlaine dated 24th June 1715. It is constituted as an unincorporated association and now largely governed by a scheme dated 30th December 1986.

From 14th October 1975, the Charity is also a private registered provider of social housing.

The administration of the Charity is vested in seven co-optative Governors, four nominated Governors and one ex-officio Governor. Nominated Governors (who are also the Trustees for the purposes of the Charity) are nominated by the Coventry Diocesan Education Committee, the Parochial Church Council of All Saints, Bedworth, Nuneaton & Bedworth Borough Council, and Warwickshire County Council. The ex-officio Governor is the Rector of Bedworth for the time being. The Governors are also Governors of the Nicholas Chamberlaine School Foundation (Registered Charity number 528762). The co-optative Governors are chosen by the existing Governors being people considered to have a particular interest in the work of both the Hospital Charity and the School Foundation or knowledge and experience likely to assist in their proper administration. No Governor receives any remuneration.

A Solicitor, a Stockbroker and a Chartered Surveyor advise the Governors as required by reporting to the meetings. Meetings are held six times a year when recommendations are made and decisions taken. The Charity no longer has a House Committee as it was felt a lot of duplication was taking place which is why the full board of Governors now meet six times a year. At other times decisions are taken by the Chairman in conjunction with the various advisors when minor matters are dealt with in a timely manner.

The Charity is not dependent upon the support of any individuals nor does it engage the services of any volunteers.

The Governors have examined the major strategic, business and operational risks which the Charity faces and confirm that systems have been established to enable regular reports to be produced so that the necessary steps can be taken to reduce those risks.

Induction and training of new trustees

Trustee's must make available to each new trustee on their first appointment: a copy of the Deed and any amendments to it, a copy of the Charity's latest report and statement of accounts. The should emphasise the Responsibilities of the Trustees detailed in the Report.

Risk management

The trustees have a duty to identify and review the risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

216930

**NICHOLAS CHAMBERLAINE'S HOSPITAL
AND SERMON CHARITY**

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31ST DECEMBER 2023**

Principal address

The Administration Office
All Saints Square
Bedworth
CV12 8NR

Trustees

Mrs J Corrigan
Mrs J Jones (resigned 18.1.2023)
Mr R Maggs
Mrs A Gold
Rev D Poultney
Mr M L Gutteridge
Mr K Corrigan
Mrs J Knight
Mrs B Knight
Mrs K Farmer (appointed 22.3.2023)
Mr R Erskine (appointed 12.7.2023)

Auditors

Armstrongs Bishop Simmons
Chartered Accountants and Statutory Auditors
Gethin House
36 Bond Street
Nuneaton
Warwickshire
CV11 4DA

Bankers

HSBC
5/6 High Street
Cathedral Lanes
Coventry
West Midlands
CV1 5RE

Solicitors

Band Hatton Button
Earlsdon Park
53-55 Butts Road
Coventry
CV1 3BH

Stockbrokers

Quilter Cheviot
1st Floor
7 Dominus Way
Leicester
LE19 1RP

Patron

Position Vacant

The Clerk

Mr M F H White c/o Coventry Church (Municipal) Charities

**NICHOLAS CHAMBERLAINE'S HOSPITAL
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**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31ST DECEMBER 2023**

ASSESSMENT OF COMPLIANCE WITH GOVERNANCE AND FINANCIAL VIABILITY STANDARD

The Charity has complied with the Governance and Financial Viability Standard Code of Practice. The code of governance adopted is the Standards of Almshouse Management.

STATEMENT OF TRUSTEES' RESPONSIBILITIES

The trustees are responsible for preparing the Report of the Trustees and the 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, the Charities Act 2011, Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, including the income and expenditure, of the charity for that period. In preparing those financial statements, the trustees are required to

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity SORP;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and to enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by order of the board of trustees on 12th June 2024 and signed on its behalf by:



Mrs J Corrigan - Trustee

**REPORT OF THE INDEPENDENT AUDITORS TO THE TRUSTEES OF
NICHOLAS CHAMBERLAINE'S HOSPITAL
AND SERMON CHARITY**

Opinion

We have audited the financial statements of Nicholas Chamberlaine's Hospital And Sermon Charity (the 'charity') for the year ended 31st December 2023 which comprise the Statement of Financial Activities, the Balance Sheet and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31st December 2023 and of its incoming resources and application of resources, 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 Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the charity 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 trustees' 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 charity'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 trustees with respect to going concern are described in the relevant sections of this report.

Other information

The trustees are responsible for the other information. The other information comprises the information included in the Annual Report, other than the financial statements and our Report of the Independent Auditors 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.

In connection with our audit of the financial statements, 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 where the Charities (Accounts and Reports) Regulations 2008 requires us to report to you if, in our opinion:

- the information given in the Report of the Trustees is inconsistent in any material respect with the financial statements; or
- sufficient accounting records have not been kept; 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.

REPORT OF THE INDEPENDENT AUDITORS TO THE TRUSTEES OF
NICHOLAS CHAMBERLAINE'S HOSPITAL
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Responsibilities of trustees

As explained more fully in the Statement of Trustees' Responsibilities, the trustees are responsible for the preparation of the financial statements which give a true and fair view, and for such internal control as the trustees 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 trustees are responsible for assessing the charity'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 trustees either intend to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

Our responsibilities for the audit of the financial statements

We have been appointed as auditors under Section 144 of 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 a Report of the Independent Auditors 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.

The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

We obtained an understanding of the legal and regulatory framework applicable to both the charity itself and the sector in which it operates. We identified areas of laws and regulations that could reasonably be expected to have a material effect on the financial statements from our sector experience and through discussion with the trustees and other management. The most significant were identified as the Charities Act 2011 and Charities SORP (FRS102).

We considered the extent of compliance with those laws and regulations as part of our procedures on the related financial statements. Our audit procedures included:

- making enquires of management as to where they consider there to be a susceptibility to fraud and whether they have any knowledge or suspicion of fraud;
- obtaining an understanding of the internal controls established to mitigate risks related to fraud or non-compliance with laws and regulations;
- assessing the design effectiveness of the controls in place to prevent and detect fraud;
- assessing the risk of management override including identifying and testing journal entries;
- challenging the assumptions and judgements made by management in its significant accounting estimates.

Whilst our audit did not identify any significant matters relating to the detection of irregularities including fraud, and despite the audit being planned and conducted in accordance with ISAs (UK), there remains an unavoidable risk that material misstatements in the financial statements may not be detected owing to inherent limitations of the audit, and that by their very nature, any such instances of fraud or irregularity would likely involve collusion, forgery, intentional misrepresentations, or the override of internal controls.

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. This description forms part of our Report of the Independent Auditors.

REPORT OF THE INDEPENDENT AUDITORS TO THE TRUSTEES OF
NICHOLAS CHAMBERLAINE'S HOSPITAL
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Use of our report

This report is made solely to the charity's trustees, 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 charity's trustees those matters we are required to state to them in an auditors' 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 charity and the charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.

Armstrongs Bishop Simmons

Armstrongs Bishop Simmons
Chartered Accountants and Statutory Auditors
Gethin House
36 Bond Street
Nuneaton
Warwickshire
CV11 4DA

12th June 2024

**NICHOLAS CHAMBERLAINE'S HOSPITAL
AND SERMON CHARITY**

**STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31ST DECEMBER 2023**

	Notes	Unrestricted funds £	Restricted funds £	Endowment fund £	2023 Total funds £	2022 Total funds £
INCOME AND ENDOWMENTS FROM						
Charitable activities						
Letting of properties		190,261	-	-	190,261	180,575
Grant income		-	133,860	-	133,860	-
Investment income	3	31,482	-	-	31,482	23,794
Total		<u>221,743</u>	<u>133,860</u>	<u>-</u>	<u>355,603</u>	<u>204,369</u>
 EXPENDITURE ON						
Charitable activities						
Letting of properties		214,143	29,514	9,147	252,804	215,116
Net gains/(losses) on investments		11,344	-	22,599	33,943	(47,784)
NET INCOME/(EXPENDITURE)		18,944	104,346	13,452	136,742	(58,531)
 RECONCILIATION OF FUNDS						
Total funds brought forward		578,936	533,267	738,226	1,850,429	1,908,960
TOTAL FUNDS CARRIED FORWARD		<u><u>597,880</u></u>	<u><u>637,613</u></u>	<u><u>751,678</u></u>	<u><u>1,987,171</u></u>	<u><u>1,850,429</u></u>

The notes form part of these financial statements

**NICHOLAS CHAMBERLAINE'S HOSPITAL
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**BALANCE SHEET
31ST DECEMBER 2023**

	Notes	2023 £	2022 £
FIXED ASSETS			
Tangible assets	6	857,981	763,865
Investments	7	783,405	749,958
		<u>1,641,386</u>	<u>1,513,823</u>
CURRENT ASSETS			
Debtors	8	44,467	42,180
Investments	9	10,577	127,078
Cash at bank and in hand		320,138	184,495
		<u>375,182</u>	<u>353,753</u>
CREDITORS			
Amounts falling due within one year	10	(29,397)	(17,147)
NET CURRENT ASSETS		<u>345,785</u>	<u>336,606</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		1,987,171	1,850,429
NET ASSETS		<u>1,987,171</u>	<u>1,850,429</u>
FUNDS			
	12		
Unrestricted funds		597,880	578,936
Restricted funds		637,613	533,267
Endowment funds		751,678	738,226
TOTAL FUNDS		<u>1,987,171</u>	<u>1,850,429</u>

The financial statements were approved by the Board of Trustees and authorised for issue on 12th June 2024 and were signed on its behalf by:



Mrs J Corrigan - Trustee

The notes form part of these financial statements

**NICHOLAS CHAMBERLAINE'S HOSPITAL
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**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST DECEMBER 2023**

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The charity constitutes a public benefit entity as defined by FRS 102. The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland issued in October 2019, the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102), the Charities Act 2011 and UK Generally Accepted Accounting Practice.

The financial statements are prepared on a going concern basis under the historical cost convention, modified to include certain items at fair value. The financial statements are presented in sterling which is the functional currency of the charity and rounded to the nearest £.

Nicholas Chamberlaine's Hospital and Sermon Charity is an unincorporated registered charity and a private registered provider of social housing in the United Kingdom. The address of the principal office is given in the charity information on page 1 of these financial statements. The nature of the charity's operations and principal activities are the provision and maintenance of 28 affordable units of housing at Almshouses. The principal activities of the registered Almshouses are not governed by the Landlord and Tenants Act 1985.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

Income

All incoming resources are included in the Statement of Financial Activities when the charity is legally entitled to the income after any performance conditions have been met, the amount can be measured reliably and it is probable that the income will be received. Income represents amounts invoiced by the charity in respect of services provided.

Investment income is earned through holding assets for investment purposes such as shares. It includes dividends and interest. It is included when the amount can be measured reliably. Interest income is recognised using the effective interest method and dividend is recognised as the charity's right to receive payment is established.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Tangible fixed assets

Housing and other properties which comprise of the Almshouses, the Nurses Home and the Parsonage are stated at cost less accumulated depreciation. Freehold land is not depreciated. Depreciation is charged so as to write down the cost of properties to their estimated residual value on a straight line basis over their expected useful economic lives. Useful economic lives have been estimated to be 50 years for the Almshouses, Nurses Home & Parsonage.

The property known as Chapel Street Cottages (the former public conveniences adjoining the almshouses) is still awaiting conversion to two ground floor flats, therefore it is currently not being depreciated.

Taxation

The charity is an exempt charity within the meaning of schedule 3 of the Charities Act 2011 and is considered to pass the tests set out in Paragraph 1 Schedule 6 Finance Act 2010 and therefore it meets the definition of a charity for UK income tax purposes.

**NICHOLAS CHAMBERLAINE'S HOSPITAL
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**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31ST DECEMBER 2023**

1. ACCOUNTING POLICIES - continued

Taxation

The charity is not VAT registered and all figures in the financial statements are therefore inclusive of applicable VAT.

Fund structure

Unrestricted funds are available for use at the discretion of the Governors in furtherance of the general objectives of the charity and which have not been designated for other purposes.

Designated funds comprise unrestricted funds that have been set aside by the Governors for particular purposes. The Extraordinary Repair Fund is a designated fund and the aim and use of the fund is set out in the notes to the financial statements.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the charity for particular purposes. The charity does not have, at present, any restricted funds.

Endowment funds represent those assets which must be held permanently by the charity. Income arising from the endowment funds can be used in accordance with the objects of the charity and is included in unrestricted income. Any capital gains or losses arising on the investments form part of the fund.

Pension costs and other post-retirement benefits

The charity operates a defined contribution pension scheme. Contributions payable to the charity's pension scheme are charged to the Statement of Financial Activities in the period to which they relate.

Social housing and other grants

Where developments have been financed wholly or partly by social housing grants and other capital grants, the grant is to be treated as a restricted fund and depreciation charged against the fund over its expected useful economic life.

Revenue grants are recognised when the charity has entitlement to the funds; any performance conditions attached to the grants have been met. It is probable that the income will be received and the amount can be measured reliably and it is not deferred.

Going concern

The financial statements have been prepared on a going concern basis as the trustees believe that no material uncertainties exist. The trustees have considered the level of funds held and expected level of income and expenditure for twelve months from authorising these financial statements. The budgeted income and expenditure is sufficient with the level of reserves for the charity to be able to continue as a going concern.

2. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY

In the application of the Charity's accounting policies, which are described in note 1, the governors are required to make judgements, estimates and assumptions about the carrying value of assets and liabilities that are not readily apparent from other sources. The estimates and underlying assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

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

The key sources of estimation uncertainty that have a significant effect on the amounts recognised in the financial statements are described below:

**NICHOLAS CHAMBERLAINE'S HOSPITAL
AND SERMON CHARITY**

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31ST DECEMBER 2023**

**2. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY
- continued**

The annual depreciation charge for tangible assets is sensitive to change in the estimated useful lives of the assets. The useful economic lives are re-assessed annually. They are amended when necessary to reflect current estimates, based on future investments, economic utilisation and the physical condition of the assets.

3. INVESTMENT INCOME

	2023	2022
	£	£
Dividends received	22,512	22,645
Interest receivable	8,970	1,149
	<u>31,482</u>	<u>23,794</u>

4. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31st December 2023 nor for the year ended 31st December 2022.

Trustees' expenses

Trustee expenses reimbursed in the year amounted to £187 (2022 £682).

5. STAFF COSTS

	2023	2022
	£	£
Wages and salaries	34,543	36,716
Other pension costs	714	642
	<u>35,257</u>	<u>37,358</u>

The key management personnel of the charity was the Clerk to the trustees and the charity was invoiced £33,000 for his services (2022 - £19,800).

The average monthly number of employees during the year was as follows:

	2023	2022
Staff: Management of properties	<u>3</u>	<u>3</u>

No employees received emoluments in excess of £60,000.

**NICHOLAS CHAMBERLAINE'S HOSPITAL
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**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31ST DECEMBER 2023**

6. TANGIBLE FIXED ASSETS

	Freehold property £
COST	
At 1st January 2023	1,334,219
Additions	119,828
	1,454,047
At 31st December 2023	1,454,047
DEPRECIATION	
At 1st January 2023	570,354
Charge for year	25,712
	596,066
At 31st December 2023	596,066
NET BOOK VALUE	
At 31st December 2023	857,981
At 31st December 2022	763,865

	Chapel Street Cottages £	Almshouses £	Nurses Home & Parsonage £	Total £
Freehold properties breakdown				
COST				
At 1 January 2023	48,615	1,054,586	231,018	1,334,219
Additions in the year	119,828	-	-	119,828
	168,443	1,054,586	231,018	1,454,047
At 31 December 2023	168,443	1,054,586	231,018	1,454,047
DEPRECIATION				
At 1 January 2023	-	459,392	110,962	570,354
Charge for the year	-	21,092	4,620	25,712
	-	480,484	115,582	596,066
At 31 December 2023	-	480,484	115,582	596,066
NET BOOK VALUE				
At 31 December 2023	168,443	574,102	115,436	857,981
At 31 December 2022	48,615	595,194	120,056	763,865

**NICHOLAS CHAMBERLAINE'S HOSPITAL
AND SERMON CHARITY**

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31ST DECEMBER 2023**

7. FIXED ASSET INVESTMENTS

	Listed investments £
MARKET VALUE	
At 1st January 2023	749,958
Additions	105,944
Disposals	(108,548)
Revaluations	36,051
	783,405
NET BOOK VALUE	
At 31st December 2023	783,405
At 31st December 2022	749,958

There were no investment assets outside the UK.

	Listed Investments £
Revaluations comprise	
Net investment realised gains	27,062
Net investment unrealised gains	8,989
	36,051

Investments at fair value comprise:

Securities		783,405	
Cash within investment portfolio	(included within other debtors)	-	
		783,405	

The fair value of listed investments is determined by reference to the portfolio report provided by Quilter Cheviot. The prices for quoted securities are the mid-market closing prices provided by the London Stock Exchange.

8. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2023 £	2022 £
Other debtors	1,546	-
Balance with stockbrokers	28,661	29,179
Prepayments and accrued income	14,260	13,001
	44,467	42,180

**NICHOLAS CHAMBERLAINE'S HOSPITAL
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**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31ST DECEMBER 2023**

9. CURRENT ASSET INVESTMENTS

	2023	2022
	£	£
Listed investments	10,577	127,078
	<u>10,577</u>	<u>127,078</u>

The fair value of the listed investments is determined by reference to the quoted price for identical assets in an active market at the balance sheet date.

10. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2023	2022
	£	£
Trade creditors	14,938	8,759
Social security and other taxes	-	1,271
Pensions control	-	(24)
Accrued expenses	14,459	7,141
	<u>29,397</u>	<u>17,147</u>

11. ANALYSIS OF NET ASSETS BETWEEN FUNDS

	Unrestricted funds	Restricted funds	Endowment fund	2023 Total funds	2022 Total funds
	£	£	£	£	£
Fixed assets	48,615	633,846	175,520	857,981	763,865
Investments	230,909	-	552,496	783,405	749,958
Current assets	347,753	3,767	23,662	375,182	353,753
Current liabilities	(29,397)	-	-	(29,397)	(17,147)
	<u>597,880</u>	<u>637,613</u>	<u>751,678</u>	<u>1,987,171</u>	<u>1,850,429</u>

12. MOVEMENT IN FUNDS

	At 1.1.23 £	Net movement in funds £	At 31.12.23 £
Unrestricted funds			
General fund	312,864	5,492	318,356
1,000 Fund	1,079	18	1,097
Extraordinary Repair Fund	216,378	13,434	229,812
Chapel Street Cottages Fund	48,615	-	48,615
	<u>578,936</u>	<u>18,944</u>	<u>597,880</u>
Restricted funds			
Housing Grant Restricted Fund	533,267	104,346	637,613
Endowment funds			
Capital Endowment Fund	738,226	13,452	751,678
TOTAL FUNDS	<u>1,850,429</u>	<u>136,742</u>	<u>1,987,171</u>

**NICHOLAS CHAMBERLAINE'S HOSPITAL
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**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31ST DECEMBER 2023**

12. MOVEMENT IN FUNDS - continued

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	221,743	(214,143)	(2,108)	5,492
1,000 Fund	-	-	18	18
Extraordinary Repair Fund	-	-	13,434	13,434
	<u>221,743</u>	<u>(214,143)</u>	<u>11,344</u>	<u>18,944</u>
Restricted funds				
Housing Grant Restricted Fund	133,860	(29,514)	-	104,346
Endowment funds				
Capital Endowment Fund	-	(9,147)	22,599	13,452
	<u>355,603</u>	<u>(252,804)</u>	<u>33,943</u>	<u>136,742</u>
TOTAL FUNDS	<u><u>355,603</u></u>	<u><u>(252,804)</u></u>	<u><u>33,943</u></u>	<u><u>136,742</u></u>

Comparatives for movement in funds

	At 1.1.22 £	Net movement in funds £	Transfers between funds £	At 31.12.22 £
Unrestricted funds				
General fund	322,374	(9,785)	275	312,864
1,000 Fund	1,122	(43)	-	1,079
Extraordinary Repair Fund	228,572	1,696	(13,890)	216,378
Chapel Street Cottages Fund	-	-	48,615	48,615
	<u>552,068</u>	<u>(8,132)</u>	<u>35,000</u>	<u>578,936</u>
Restricted funds				
Housing Grant Restricted Fund	552,516	(19,249)	-	533,267
New Project Fund	35,000	-	(35,000)	-
	<u>587,516</u>	<u>(19,249)</u>	<u>(35,000)</u>	<u>533,267</u>
Endowment funds				
Capital Endowment Fund	769,376	(31,150)	-	738,226
	<u>1,908,960</u>	<u>(58,531)</u>	<u>-</u>	<u>1,850,429</u>
TOTAL FUNDS	<u><u>1,908,960</u></u>	<u><u>(58,531)</u></u>	<u><u>-</u></u>	<u><u>1,850,429</u></u>

**NICHOLAS CHAMBERLAINE'S HOSPITAL
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**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31ST DECEMBER 2023**

12. MOVEMENT IN FUNDS - continued

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	204,369	(188,204)	(25,950)	(9,785)
1,000 Fund	-	-	(43)	(43)
Extraordinary Repair Fund	-	-	1,696	1,696
	<u>204,369</u>	<u>(188,204)</u>	<u>(24,297)</u>	<u>(8,132)</u>
Restricted funds				
Housing Grant Restricted Fund	-	(19,249)	-	(19,249)
Endowment funds				
Capital Endowment Fund	-	(7,663)	(23,487)	(31,150)
	<u>204,369</u>	<u>(215,116)</u>	<u>(47,784)</u>	<u>(58,531)</u>
TOTAL FUNDS	<u>204,369</u>	<u>(215,116)</u>	<u>(47,784)</u>	<u>(58,531)</u>

The extraordinary repair fund is a fund designated by the governors of the charity to meet future extraordinary repairs through an annual transfer of no less than £520, determined by the Trustees.

The 1,000 fund is for the benefit of poor persons or for such charitable purposes that the governors think fit from time to time.

Depreciation is being charged against the fund each year on a straight line basis, over the expected useful economic lives of all of the properties which has been estimated to be 50 years.

The capital endowment fund represents the value of assets held either as property or investments for the long term benefit of the Charity.

Within the Restricted funds a grant was received from Nicholas Chamberlaines School Foundation totalling 133,860 for the renovation of Chapel Street Cottages.

13. RELATED PARTY DISCLOSURES

The Nicholas Chamberlaine 's School Foundation Charity, which has common trustees, provided a grant during the year which has been designated by the Governors to be spent on the Chapel Street Cottages project. Total grants received during the year totalled £133,860 for this year (2022: £Nil).

**NICHOLAS CHAMBERLAINE'S HOSPITAL
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14. PENSIONS

Defined contribution Pension Plan

The charity operates a defined contribution pension plan for its employees. The amount recognised as an expense in the period was £714 (2022: £642).

15. ACCOMODATION IN MANAGEMENT

	2023	2022
	No.	No.
Almshouse accommodation units - housing for older persons	28	28
	<u>28</u>	<u>28</u>