

**ANNUAL REPORT AND GROUP ACCOUNTS**  
**OF**  
**GREAT HOSPITAL, NORWICH**  
**FOR THE YEAR ENDED 31 MARCH 2023**

**REGISTERED CHARITY NUMBER: 211953**  
**REGULATOR OF SOCIAL HOUSING NUMBER: A0846**

**GREAT HOSPITAL, NORWICH**  
**ANNUAL REPORT AND STATEMENT OF ACCOUNTS**  
**YEAR ENDED 31 MARCH 2023**

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**GREAT HOSPITAL, NORWICH**  
**ANNUAL REPORT AND STATEMENT OF ACCOUNTS (CONTINUED)**  
**YEAR ENDED 31 MARCH 2023**

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The Trustees of the Great Hospital are:

Mr J A Banham FCA CF	Chairman
Dr C A Singh MB ChB MRCP DRCOG DCH	Vice Chairman
Mr F N Davey	
Mrs C Jeffries	
Dr Philip John Moxon (appointed 21/09/2022)	
Mr K J Revell	
Mr J P Stanley MA (Oxon) FCA	
Mr W J Walker BSc FRICS	
Ms G A Westwood	
Mr A J Yuill	

The Officers, Senior Managers and principal external advisors are:

Master and Chief Executive	Mrs G K Dörner
Interim Master and Chief Executive	Miss N S Tansley BA
Clerk & Company Secretary	Mr D Chapman
Executive Manager	Miss N S Tansley BA
Care Manager	Ms N Shrimpton (resigned 30 June 2022)
Interim Care Manager	Ms A M Johnson (appointed 1 June 2022)
Estate Manager	Mr A Buckingham BSc (resigned 6 July 2022)
	Mr G Crisp (appointed 4 July 2022)
Finance Manager	Mr I D Feltham MA (Oxon) ACA
Chaplain	The Rev'd Canon E Langan
Steward	Mr N F Saffell FRICS

Principal Office	The Great Hospital Bishopgate Norwich NR1 4EL
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Bankers	Barclays Bank Plc 5-7 Red Lion Street Norwich NR1 3QH
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Solicitors	Leathes Prior 74 The Close Norwich NR1 4DR
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Auditors	Larking Gowen LLP 1 <sup>st</sup> Floor Prospect House Rouen Road Norwich NR1 1RE
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Investment Managers	Investec Wealth and Investment Limited 30 Gresham Street London EC2V 7QN
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# **GREAT HOSPITAL, NORWICH**

## **REPORT OF THE TRUSTEES**

### **YEAR ENDED 31 MARCH 2023**

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The Trustees have pleasure in presenting their report and the financial statements for the year ended 31 March 2023. The purpose of these is to discharge the Trustees' duty of public accountability and stewardship.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the Charity's Trust Deed (the Scheme of Charity), the Accounting Direction for Private Registered Providers of Social Housing in England 2019 and with the 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) – (Charities SORP (FRS 102)).

#### **Reference and administrative details of the Charity, its Trustees and Advisors**

The Great Hospital, situated in Bishopgate in the City of Norwich, is an unincorporated association, founded in 1249 by Walter de Suffield, Bishop of Norwich.

The Great Hospital is a Registered Charity (number 211953), governed by a Scheme of the Charity Commissioners dated 12 January 1983 (as amended by Schemes dated 2<sup>nd</sup> July 1996 and 15<sup>th</sup> January 2001). It is a Registered Social Landlord with the Regulator of Social Housing (number A0846) and also registered by the Care Quality Commission as a provider of Domiciliary Care.

The Charity has significant endowments in the form of directly-owned property and financial instruments of various types which the Trustees and Master manage with the advice of professional advisors. The income is used for the purposes as specified in the Scheme of Charity.

The names of the Trustees who have served during 2022/23 are set out on page 1, together with the names of Officers and Senior Managers of the Charity and external advisors.

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

A Board of Trustees is responsible for the governance of the Great Hospital. Each Trustee is appointed by the Board of Trustees for a term of office of five years, after which period they may put themselves forward for re-appointment. All Trustees must live within a radius of 25 miles of the Cathedral Church of Norwich.

The Board of Trustees elects new Trustees who have the knowledge and experience to ensure that there is an appropriate skill mix to meet the needs of the Charity. New Trustees are required to complete an induction course which enables them to understand fully the aims and ethos of the Great Hospital and to help them to identify the risks, benefits and opportunities that exist.

The full Board of Trustees meets quarterly. There are three other major Committees which meet quarterly: the Policy Committee, the Finance Committee and the Care Committee. These Committees oversee all policy and investment matters pertaining to the operation of the Charity. The Committees' meetings allow for effective input from Trustees in their particular area of expertise and for close working relationships with the senior management team. Each Committee Chairman reports to the full Trustee Board quarterly.

Trustee training sessions are held annually and also when needed for specific requirements. The Policy Committee keeps this under review on a regular basis. Strategic reviews are conducted annually by the Policy Committee.

Different aspects of the work of the Great Hospital are regulated by three external statutory bodies, the Charity Commission, the Regulator of Social Housing and the Care Quality Commission. Historic England has formal oversight of the management of the heritage buildings which are of national and international significance and the Great Hospital is a member of the Almshouse Association.

The Master has the delegated authority to manage the Charity within the terms of the Scheme of Charity and in accordance with agreed policies and budgets, which are approved by the various Committees and ratified at the Trustees' plenary sessions.



# **GREAT HOSPITAL, NORWICH**

## **REPORT OF THE TRUSTEES**

### **YEAR ENDED 31 MARCH 2023**

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Salaries for the senior management team are set by the Master who monitors similar executive positions in the charity sector both locally and nationally. The Master's (CEO's) salary is determined by the Trustees, taking into account the skill set needed for the position and remuneration packages offered for similar appointments both locally and nationally.

#### **Connected Charities**

There are two connected Charities. They are Preachers' Charity (registered number 212127) and Sir Peter Seaman's Charity (registered number 311101). The Trustees of the Great Hospital are also Trustees of both of these Charities and both are managed by the Master of the Great Hospital in accordance with the various Schemes.

The objects of the Preachers' Charity are to distribute two-thirds of the Charity's net income for the religious and other charitable work of the Dean and Chapter of Norwich Cathedral and the remaining one third for the benefit of the inhabitants of the City of Norwich. The City is defined as the electoral area of the City and the contiguous parishes of Old Catton, Sprowston, Thorpe St Andrew, Trowse with Newton, Cringleford, Colney, Costessey, Taverham, Drayton, Hellesdon and Horsham and Newton St Faiths. The Charity distributed £3,500 for the benefit of the inhabitants of the City of Norwich during the year ended 31 March 2023.

The objects of the Sir Peter Seaman's Charity are to promote the education, including social and physical training, of young persons under the age of 21 living in the City of Norwich who, in the opinion of the Trustees, are in need of financial assistance. The City is defined as the electoral area of the City and the contiguous parishes of Old Catton, Sprowston, Thorpe St Andrew, Trowse with Newton, Cringleford, Colney, Costessey, Taverham, Drayton, Hellesdon and Horsham and Newton St Faiths. The Trustees distributed £2,585 in the year ended 31 March 2023.

#### **Risk assessment and management**

The Trustees have a formal risk management process to assess strategic, financial and operational risks and implement risk management strategies. This involves identifying the types of risks the Charity faces, prioritising them in terms of potential impact and likelihood of occurrence, and identifying appropriate means of managing the risks. The risk register is reviewed at least annually but more often if other risks to the organisation emerge.

Key risks considered include the ongoing financial viability of the Great Hospital and operational risks relating to health and safety. The Great Hospital relies on a combination of resident contributions mostly funded from state benefits and returns from its investment portfolio in order to provide accommodation, care and support for its residents and preserve the fabric of its heritage buildings. A regular programme of refurbishment is carried out to ensure accommodation remains of an appropriate standard and provides value for money. Flexibility is maintained by the Great Hospital in the generation of investment returns from its adoption of a "total return" approach to investments allowing the portfolio of investments to be constructed to maximise returns within an acceptable level of risk. As a part medieval site with numerous steps and uneven surfaces accessed both by older residents and visitors, the Trustees and Managers are very conscious of potential health and safety hazards. Residents also have cooking facilities within their accommodation. The Great Hospital has therefore developed a comprehensive health and safety framework and culture led by the Master, supported by the Health and Safety Committee, with regular training for all employees, fire marshals and first aiders permanently on site, and regular risk assessments, safety checks and inspections.

#### **Statement of responsibilities of the Board of Trustees**

Charity and registered social housing legislation requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of the affairs of the Charity and of the surplus or deficit for that period. In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently
- make judgements and estimates that are reasonable and prudent
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Charity will continue in operation



# **GREAT HOSPITAL, NORWICH**

## **REPORT OF THE TRUSTEES**

### **YEAR ENDED 31 MARCH 2023**

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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 it to ensure that the financial statements comply with the Trust Deed (the Scheme of Charity), the Charities Act 2011, Schedule 1 to the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing in England 2019. They are also responsible for safeguarding the assets of the Charity and for taking appropriate measures to ensure the prevention and detection of fraud and other irregularities.

#### **Public Benefit**

In setting the objectives for the year, the Trustees have once again given careful consideration to the Charity Commission's general guidance on public benefit and continue to be mindful of their responsibilities in this regard. The Great Hospital was originally founded to provide relief for the poor and needy of the City of Norwich through the provision of shelter and sustenance and the wellbeing and interests of the residents remain the primary focus. Further, the Trustees are fully committed to maintaining the unique and important set of medieval and other heritage buildings and continue to fund a significant programme of maintenance and refurbishment.

#### **Charity's Fundraising Work**

The Trustees, the Master and the senior management team are clear about "who we are", "what we do" and how donations are used. They respect the rights, dignities and privacy of the Great Hospital's supporters and beneficiaries, and those of the connected Charities of Preachers' Charity and Sir Peter Seaman's Charity, and do not put undue pressure on a prospective donor to make a gift. If a prospective donor does not want to give, or wishes to cease giving, the decision will be respected entirely.

Professional telephone or street fundraisers, or commercial participators, are not employed or otherwise engaged to carry out fundraising activities and nor does the Great Hospital, Preachers' Charity or Sir Peter Seaman's Charity directly approach members of the public.

The Great Hospital, Preachers' Charity and Sir Peter Seaman's Charity comply with all relevant statutory regulations, including the Charities Act 2011, Data Protection Act 2018, the General Data Protection Regulation 2016/679 and the Privacy and Electronic Communications Regulations 2003. There were no breaches of these regulations in the period. The Trustees, the Master and the senior management team always seek to act in ways that are legal, open, honest and respectful - striving for best practice in fundraising. This includes logging, recording and responding to all complaints. No complaints were received in the period.

#### **Objects and activities**

The 'objects' of the Great Hospital as set out in the Scheme of Charity are:

'the provision and maintenance in the City of Norwich of the Parish Church of St Helen and of the almshouses known as the Great Hospital founded in accordance with the benevolent designs of King Edward the Sixth'.

Eligibility for residency at the Great Hospital is in accordance with the Scheme of Charity and as detailed in the Admissions Policy. Applicants who satisfy the age criteria must be resident in the greater Norwich area (as defined in the Scheme), must be in need and would, in the view of the Trustees as advised by the Master, benefit from being a resident. Persons who are resident elsewhere but who have lived or worked in Norwich will also be considered.

The 'aims' of the Charity are:

1. To preserve the fabric of the heritage building stock
2. Whenever possible, to provide a home for life for the residents in a secure and safe community
3. To provide care and support principally on a domiciliary basis
4. To continue to grow future investment income by investing endowment funds in appreciating assets as market conditions permit
5. To use the heritage assets to generate revenue and to be accessible to the public at large while acknowledging the sensitivity of the site and the wishes of the residents who live on it

Each year the Trustees review the objectives and activities to ensure they continue to reflect the aims.



# **GREAT HOSPITAL, NORWICH**

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As noted earlier, in carrying out this review the Trustees have considered the Charity Commission's general guidance on public benefit and have also assessed the outcomes in terms of value for money.

Details of the specific objectives of the Great Hospital for the year ended 31 March 2023 and of the progress achieved in relation to these are as follows:

As a paramount objective, to provide a high level of care and support to the residents of the Great Hospital as we gradually returned to normality following the coronavirus pandemic and to develop such facilities and services for their welfare and wellbeing as are necessary and desirable to meet their continuing needs in the context of the transitional period from living with coronavirus pandemic to returning to life pre pandemic.

The gradual opening of The Great Hospital brought about new challenges. The vaccination program and regular testing continued to play a vital role in the first part of the year and then again during the winter months as coronavirus had not gone away and continued to be a danger to the elderly and those with underlying medical conditions. With careful planning and a robust testing system, regular events such as:

- The bowls match between residents and trustees
- The summer tea party
- Remembrance Day service
- The Christmas carol service
- The residents Christmas lunch

Resumed their place in the calendar of events of The Great Hospital.

We continue and will continue to invest in upgrading our plant and equipment servicing our residents to deliver more cost efficient and environmentally friendly services.

- all boilers have now been replaced with efficiency improvements expected to partially offset the spiralling cost of energy.

We commenced a detailed review of future needs and associated funding in order that both the existing operations and the planned development of Elaine Herbert House maximises the public benefit for current and future beneficiaries of the Charity, and this will be completed in the coming year.

The demolition of Elaine Herbert House has taken place and site investigations are currently in progress. It has been established that the incoming mains services will need to be relocated at a cost circa £180k.

#### **Overview of the accounts**

##### **Summary**

The Great Hospital achieved an occupancy level of 95.5% in the financial year against a target of 95% and this has resulted in net expenditure before gains and losses for the year of £529,900 (2022: £503,569) with a 0.5% increase in income to £2,157,108 and a 1.4% increase in expenditure to £2,687,008. The Charity's actual performance is being measured against the budget on a monthly basis and any variances against the budget are investigated to improve efficiency and performance.

In accordance with its charitable and strategic objectives, the Great Hospital maintains, repairs and improves the buildings on its site and seeks to provide enhanced accommodation for the benefit of its residents. It has achieved savings and greater value for money from procuring services from alternative suppliers and in reviewing its working practices. It has introduced regular tendering procedures for procurement where they did not exist and is implementing a long-term plan for investment in more efficient energy provision to realise cost savings, environmental benefits and increased comfort for residents, including heating installations and improvements in thermal efficiency.

The total net assets of the Charity decreased by 5.1% to £34,191,372.



# **GREAT HOSPITAL, NORWICH**

## **REPORT OF THE TRUSTEES**

### **YEAR ENDED 31 MARCH 2023**

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#### **Investment policy**

The Trustees have the power to administer and manage the assets of the Charity. The Trustees have delegated the management of its investment portfolio of stocks and shares to Investec Wealth and Investment Limited, a firm of independent investment managers.

Investment returns are a critical source of funding both in respect of the provision of services to residents and in terms of the maintenance of the heritage buildings. Trustees agree a target real rate of return (over and above the return required to maintain the inflation adjusted value of the Endowment Fund) with Investec Wealth and Investment Limited's Investment Managers based on their expert view of potential future returns. The benchmark portfolio recognises the Great Hospital's long-term investment horizon and risk appetite. In the year to 31 March 2023 the financial investments portfolio achieved a total return of -3.69% before investment management fees compared to a benchmark return of -3.03%.

The Trustees have also delegated the day to day management of its property portfolio to Brown & Co – Property and Business Consultants LLP, a firm of independent Chartered Surveyors. Brown & Co have been instructed to maximise the rental income from properties, reporting to the Master and Trustees as necessary, and also to advise the Trustees of any new investment opportunities.

#### **Total Return policy**

The Trustees continue to take advice from their investment advisors on expected long term real rates of return from the investment portfolio. The advice takes into consideration a number of factors including the construction of the Charity's investment portfolio, the position in the investment cycle and the outlook for inflation.

The total return approach enables the Trustees to decide each year how much of the unapplied total return is transferred to income funds and is available for expenditure.

To determine the transfer each year the Trustees review the balance of the unapplied total return, the latest view from Investec Wealth and Investment Limited on sustainable real returns and the operational requirements of the Charity. Further information is disclosed in note 23.

Following this review a provisional allocation to income funds is set for budgeting purposes and performance is monitored on a quarterly basis during the financial year. The actual allocation to income funds for the year is confirmed at the final Finance Committee meeting each financial year. During the year ended 31 March 2023 the Trustees reviewed the performance of the investment portfolio in order to satisfy themselves that the current levels of transfer remained sustainable.

#### **Reserves policy**

The Great Hospital aims to hold around £500,000 in cash at bank as working capital, representing 3 months worth of expenditure. The balance at 31 March 2023 was £658,501 reflecting additional planned capital and refurbishment works (2022: £1,178,855).

It is not considered necessary to hold cash at a higher level as the Total Return Approach to investment management means additional funds can be transferred from the Endowment Fund as and when required.

The Endowment Fund stood at £24,806,295 at 31 March 2023. Under the Total Return Approach, the entirety of the Endowment Fund can be utilised for the benefit of current and future beneficiaries other than an amount of £5,091,310 known as the Investment Fund, representing the value of original donations.

#### **Assets**

The overall value of the Charity's net assets on 31 March 2023 was £34,191,372. Fixed and current assets are as set out in the balance sheet.

The value of the Charity's non-property investments other than those held as cash deposits was £18,794,691.

The investment property portfolio, which comprises residential, commercial and agricultural land and buildings, was formally valued as at 31 March 2023 at £5,776,524 by the Great Hospital's investment property advisers Brown & Co Property and Business Consultants LLP (note 15).



# GREAT HOSPITAL, NORWICH

## REPORT OF THE TRUSTEES

### YEAR ENDED 31 MARCH 2023

In view of the Charity's substantial investments and assets the Trustees consider there is no material uncertainty in relation to the going concern assessments.

#### Value for money

In accordance with the Great Hospital's charitable purpose, in particular its obligation to maintain the accommodation occupied by residents and the other buildings on its site, the Charity's operational expenses are subsidised from the return on its capital funds and investments.

The value of that subsidy in the current financial year amounts to £1,001,722 (2022: £1,126,362) (operating deficit from Social Housing operation), which is 41.8% (2022: 47.2%) of the total expenditure incurred.

The Trustees intend to benefit the residents in future years by increasing the value of the services they receive, achieved through continued monitoring and scrutiny of operational expenses across the Charity.

In April 2018, the Regulator introduced a new Value for Money Standard in order to measure economy, efficiency and effectiveness.

Due to the unique nature of the Charity's operations, and the way housing activities are financed, it is not possible to make meaningful comparisons with an appropriate peer group.

The Value for Money metrics set out below show how the Great Hospital had performed since the introduction of the standard.

#### Metrics and Basis

	2023	2022
<b>1. Reinvestment</b>	8%	3%
The metrics looks at the Investment in properties both new and existing as a percentage of the value of total properties held.		
<b>2. New Supply Delivered</b>	-	-
<b>3. Gearing</b>	-8%	-25%
This metric assesses how much of the assets are made up of debt and the degree of dependence on debt finance.		
<b>4. Earnings before interest, tax, depreciation, amortisation, major repairs included (EBITDA MRI) Interest Cover</b>	-11,327%	-1,616%
This is a key indicator for liquidity and investment capacity.		
<b>5. Headline Social Housing cost per unit</b>	£22,594	£22,594
This metric assesses the headline social housing cost per unit as defined by the Regulator.		
<b>6. Operating Margin</b>		
This metric measures profitability, and is a way of measuring the financial efficiency of a business.		
<b>Operating Margin (A)</b>	-72%	-89%
<b>Operating Margin (B)</b>	-25%	-23%

# **GREAT HOSPITAL, NORWICH**

## **REPORT OF THE TRUSTEES**

### **YEAR ENDED 31 MARCH 2023**

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#### **7. Return on Capital Employed**

-5%

4%

This metric measures the efficiency of investment of capital resources.

#### **Future plans**

Our immediate priority remains the provisions of care and support to the residents of the Great Hospital, extending our facilities and services as necessary to promote welfare and wellbeing as we adjust to living with Covid.

Having now introduced the Residents Committee and Residents Association we will encourage greater engagement for feedback and suggestions to improve the quality of life for our residents, while continuing to recognise that the demands of individual residents can vary greatly.

We will appoint contractors and monitor the timetable for the completion of the first phase of the Elaine Herbert House redevelopment to give greater cost certainty on the eventual investment required and continue to explore options for funding this.

#### **Thanks**

The Trustees and Master would like to express their sincere thanks to the Great Hospital staff who continue to show great care, flexibility and commitment in supporting our Residents.

On behalf of the Trustees



Mr J A Banham  
Chairman

Date: 20/09/23



## Independent auditors' report to the Trustees of the Great Hospital

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### Opinion

We have audited the financial statements of The Great Hospital (the 'parent charity') and its subsidiaries (the 'group') for the year ended 31 March 2023 which comprise the Report of the Trustees, Consolidated Statements of Financial Activities, Consolidated and Parent Charity Balances Sheets, Consolidated Cash Flow Statement 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, 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 group's and parent charity's affairs as at 31 March 2023, and of the group's 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, the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2019.

### 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 group and parent 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 doubt on the Group's or the parent 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 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.

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 there is a material misstatement in the financial statements or a material misstatement of the other information. 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 require us to report to you if, in our opinion:

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

In addition, we have nothing to report in respect of the following matter where the Housing and Regeneration Act 2008 requires us to report to you if, in our opinion:

- a satisfactory system of control over transactions has not been maintained.



## Independent auditors' report to the Trustees of the Great Hospital

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### Responsibilities of trustees

As explained more fully in the trustees' responsibilities statement set out on page 3, the trustees are responsible for the preparation of 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 group's and parent 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 group or the parent charity 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 of the Charities Act 2011 and section 136 of the Housing and Regeneration Act 2008 and report in accordance with regulations made under section 154 of the Charities Act 2011 and section 137 of the Housing and Regeneration Act 2008

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below.

Our approach was as follows:

- We enquired of the Trustees about their own identification and assessment of the risks of irregularities.
- We performed analytical procedures to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud;
- We made enquiries of the Trustees and staff in the finance function of the charity concerning actual and potential litigation and claims, and instances of non-compliance with laws and regulations;
- We read minutes of Trustee meetings and reviewed any correspondence with regulators.
- Auditing the risk of management override of controls, including through journal entries and other adjustments for appropriateness.

Because of the field in which the charity operates, we identified the following areas as most likely to have a material impact on the financial statements: Health and Safety; employment law; GDPR, CQC and compliance with the Charities Act 2011, the Housing and Regeneration Act 2008 and Financial Reporting Standard (FRS)102.

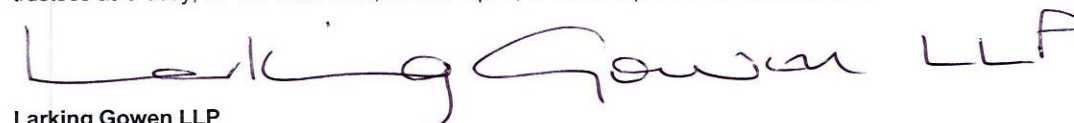
In common with all audits under ISAs (UK), we are also required to perform specific procedures to respond to the risk of management override. In addressing the risk of fraud through management override of controls we test the appropriateness of journal entries and other adjustments; we assess whether the judgements made in making accounting estimates are indicative of a potential bias; and we evaluate the business rationale of any significant transactions that are unusual or outside the normal course of business for the Scheme.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

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.

### 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 and section 137 of the Housing and Regeneration Act 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 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 charity and the charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.



**Larking Gowen LLP**  
Chartered Accountants and Statutory Auditors  
**NORWICH**

Date: 25 September 2023

Larking Gowen LLP is eligible to act as an auditor in terms of section 1212 of the Companies Act 2006.



# GREAT HOSPITAL, NORWICH

## CONSOLIDATED STATEMENT OF FINANCIAL ACTIVITIES YEAR ENDED 31 MARCH 2023

	Notes	Unrestricted Fund £	Restricted Fund £	Endowment Fund £	2023 Total £	2022 Total £
<b>Income and endowments from:</b>						
<i>Donations and legacies</i>	2	57,102	-	-	<b>57,102</b>	106,776
<i>Income from charitable activities:</i>						
Contributions from residents	3	1,395,937	-	-	<b>1,395,937</b>	1,317,298
<i>Other trading activities:</i>						
Functions		1,394	-	-	<b>1,394</b>	19,725
<i>Investments:</i>						
Property Income	4	-	-	222,074	<b>222,074</b>	287,039
Interest and investment income	10	-	-	455,175	<b>455,175</b>	413,787
<i>Other income</i>	11	25,426	-	-	<b>25,426</b>	2,761
<b>Total income and endowments</b>		<b>1,479,859</b>	<b>-</b>	<b>677,249</b>	<b>2,157,108</b>	<b>2,147,386</b>
<b>Expenditure on:</b>						
<i>Cost of raising funds:</i>						
Investment management costs	5	-	-	186,236	<b>186,236</b>	155,558
<i>Expenditure on charitable activities:</i>						
Services	6	1,317,097	-	-	<b>1,317,097</b>	1,264,428
Management	7	573,615	-	-	<b>573,615</b>	552,830
Maintenance	8	322,827	-	-	<b>322,827</b>	398,417
Depreciation	9	269,434	17,104	-	<b>286,538</b>	279,722
<i>Other expenditure</i>		695	-	-	<b>695</b>	-
<b>Total expenditure</b>		<b>2,483,668</b>	<b>17,104</b>	<b>186,236</b>	<b>2,687,008</b>	<b>2,650,955</b>
<b>Net income / (expenditure) before gains and losses on investments</b>		<b>(1,003,809)</b>	<b>(17,104)</b>	<b>491,013</b>	<b>(529,900)</b>	<b>(503,569)</b>
Net gains / (losses) on investments 15&16		-	-	(1,303,551)	<b>(1,303,551)</b>	1,874,367
<b>Net income / (expenditure)</b>		<b>(1,003,809)</b>	<b>(17,104)</b>	<b>(812,538)</b>	<b>(1,833,451)</b>	<b>1,370,798</b>
<b>Transfers between funds</b>	23&24	904,000	-	(904,000)	-	-
Net movement in funds		(99,809)	(17,104)	(1,716,538)	<b>(1,833,451)</b>	1,370,798
<b>Reconciliation of funds:</b>						
Total funds brought forward		9,023,079	478,911	26,522,833	<b>36,024,823</b>	34,654,025
<b>Total funds carried forward</b>		<b>8,923,270</b>	<b>461,807</b>	<b>24,806,295</b>	<b>34,191,372</b>	<b>36,024,823</b>

**GREAT HOSPITAL, NORWICH**  
**BALANCE SHEET**  
**AS AT 31 MARCH 2023**

	Notes	Consolidated 2023	2022	Parent Charity 2023	2022
		£	£	£	£
<b>Fixed assets</b>					
Housing Association Scheme properties	14a&b	686,208	711,634	686,208	711,623
Equipment	14a&b	640,334	482,601	640,334	482,601
Improvements to Great Hospital buildings	14a&b	7,023,531	7,243,358	7,023,531	7,243,358
Property in the course of construction	14a&b	694,389	187,993	7,343	7,343
Investment properties	15	5,776,524	6,138,524	5,776,524	6,138,524
Investments	16&22	18,794,691	19,279,749	18,794,692	19,279,749
Programme related investment	17	-	-	749,000	179,000
		<u>33,615,677</u>	<u>34,043,848</u>	<u>33,677,632</u>	<u>34,042,198</u>
<b>Current assets</b>					
Stock	18	7,531	7,244	7,531	7,244
Debtors and prepayments	19	278,298	239,494	266,713	247,366
Cash at bank and in hand		658,501	1,178,855	525,439	1,174,992
Cash held by investment brokers		187,636	1,029,069	187,636	1,029,069
		<u>1,131,966</u>	<u>2,454,662</u>	<u>987,319</u>	<u>2,458,671</u>
Less:					
<b>Creditors:</b>					
Amounts falling due within one year	20	(464,935)	(381,581)	(374,211)	(377,056)
		<u>667,031</u>	<u>2,073,081</u>	<u>613,108</u>	<u>2,081,615</u>
<b>Net current assets</b>					
		<u>667,031</u>	<u>2,073,081</u>	<u>613,108</u>	<u>2,081,615</u>
<b>Total assets less current liabilities</b>		<u>34,282,708</u>	<u>36,116,929</u>	<u>34,290,740</u>	<u>36,123,813</u>
Less:					
<b>Creditors:</b>					
Amounts falling due after one year	21	(91,336)	(92,106)	(91,336)	(92,106)
		<u>34,191,372</u>	<u>36,024,823</u>	<u>34,199,404</u>	<u>36,031,707</u>
<b>Total net assets</b>					
		<u>34,191,372</u>	<u>36,024,823</u>	<u>34,199,404</u>	<u>36,031,707</u>
Represented by:					
<b>The funds of the charity:</b>					
Endowment fund	23	24,806,295	26,522,833	24,806,295	26,522,833
Restricted fund	24	461,807	478,911	461,807	478,911
Income fund (unrestricted)	24	8,923,270	9,023,079	8,931,302	9,029,963
		<u>34,191,372</u>	<u>36,024,823</u>	<u>34,199,404</u>	<u>36,031,707</u>

The financial statements on pages 11 to 32 were approved by the Board of Trustees and were signed on their behalf by:

Mr J A Banham

Date:

20/09/23

Mr A J Yuill

The notes on pages 14 to 32 form part of these financial statements

**GREAT HOSPITAL, NORWICH**  
**CONSOLIDATED CASHFLOW STATEMENT**  
**AS AT 31 MARCH 2023**

	2023 £	2022 £	
Net cash outflow from operating activities (see below)	(874,333)	(231,799)	
<b>Cash Flows from investing activities</b>			
Interest, dividends and rents received	677,249	700,826	
Purchase of fixed assets	(705,425)	(217,867)	
Investment property transactions	-	43,286	
Proceeds from sale of investments property	301,559	-	
Proceeds from sale of investments	4,303,865	3,490,021	
Purchase of investments	(5,063,931)	(2,388,027)	
Net cash provided by investing activities	(486,683)	1,628,229	
<b>Cash flows from financing activities</b>			
Repayment of borrowing	(771)	(769)	
Net cash provided by financing activities	(771)	(769)	
Change in cash and cash equivalents in the year	(1,361,787)	1,395,661	
Cash and cash equivalents brought forward	2,207,924	812,263	
Cash and cash equivalents carried forward	846,137	2,207,924	
<b>Reconciliation of net income to net cash outflow from operating activities</b>			
	2023 £	2022 £	
Net income / (Loss)	(1,833,451)	(503,569)	
Interest, dividends and rents received	(677,249)	(700,826)	
(Gains)/Losses on investments	1,305,565	(592,047)	
Depreciation	286,540	279,722	
Decrease / (increase) in debtors	(38,804)	(59,522)	
Decrease / (increase) in stock	(287)	(595)	
Increase / (decrease) in creditors	83,353	160,944	
Net cash outflow from operating activities	(874,333)	(231,799)	
<b>Analysis of changes in cash and cash equivalents:</b>			
	1 April 2022 £	Cash flows £	31 March 2023 £
Cash at bank and in hand	1,178,855	(520,354)	658,501
Cash held by investment brokers	1,029,069	(841,433)	187,636
Total	2,207,924	(1,361,787)	846,137

The notes on pages 14 to 32 form part of these financial statements



# **GREAT HOSPITAL, NORWICH**

## **NOTES TO THE ACCOUNTS**

### **YEAR ENDED 31 MARCH 2023**

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#### **1. Accounting Policies**

##### **a) Basis of accounting**

The accounts are prepared under the historical cost convention, modified to include the revaluation of certain fixed assets. The Housing SORP 2014 requires any almshouse that is not governed by the Landlord and Tenant Act 1985, and operates predominantly for charitable purposes, to adopt the Charities SORP when preparing its financial statements. The Great Hospital is a registered almshouse (membership number 333), and meets the other listed conditions and has therefore prepared the financial statements in accordance with 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 (FRS102) issued on 16 July 2014, the accounting requirements of the Accounting Direction for Private Registered Providers of Social Housing 2019 and with charity law.

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

Preparation of the financial statements require management to make significant judgements and estimates. The items in the financial statements where these judgements and estimates have been made include: useful economic lives of tangible assets - the annual depreciation charge for tangible assets is sensitive to changes in the estimated useful economic lives and residual values of assets. The useful economic lives and residual values are reassessed annually. See note 14 for the carrying amount of property, plant and equipment and note 1 (f) and (i) for the useful economic lives for each class of assets; investment property valuations - the treatment of investment property is explained in note 1 (g) and the carrying value can be found in note 15.

The most significant area of uncertainty that affects the future value of the charity's assets is the performance of the property and listed investment market.

##### **b) Consolidation**

Under statute group financial statements are required. These consolidate the Charity and its subsidiary TGH (Commercial) Limited.

##### **c) Income and Expenditure**

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

Expenditure is recognised once there is a legal or constructive obligation to make payment to a third party, it is probable that settlement will be required and the amount of the obligation can be measured reliably. All expenditure is accounted for on an accruals basis. All expenses including support costs and governance costs are allocated to the applicable expenditure headings.

##### **d) Government Grants**

Government grants relating to tangible fixed assets are treated as deferred income and released to the Statement of financial activities over the expected useful lives of the assets concerned. Other grants are credited to the statement of financial activities as the related expenditure is incurred.

##### **e) Fixed assets - Housing Association scheme properties**

Properties included under Housing Association scheme properties are stated at cost less depreciation which includes the following:

- i Cost of acquiring land and buildings
- ii Development expenditure
- iii Interest charged on the mortgage loans raised to finance the scheme, including notional interest.

Interest on the mortgage loan financing the development is capitalised up to the relevant date of interim SHG payment, (see note 1j). Interest on the residual mortgage loan after this date is charged to the Statement of Financial Activity.



**GREAT HOSPITAL, NORWICH**  
**NOTES TO THE ACCOUNTS (CONTINUED)**  
**YEAR ENDED 31 MARCH 2023**

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**f) Fixed assets - Great Hospital buildings**

Buildings and improvements to buildings are shown at cost and depreciated over the estimated useful life of the asset, as follows:

Improvements to buildings - 50 years (2% straight line) - other than for additions below:  
Housing Association properties - 50 years (2% straight line)  
Assets in the course of construction are not depreciated

The Trustees have considered the application of component accounting and have depreciated improvements to building additions on the following basis:

Main fabric - 100 years  
Roof - 75 years  
Mechanical installations - 50 years  
Electrical installations - 30 - 40 years  
Windows and Doors - 30 years  
Kitchen installation - 15 years  
Lift installation - 20 years  
Shower installation - 15 years  
Fittings and furnishings - 15 years

**g) Fixed assets - investment properties**

A triennial valuation of investment properties at open market value is provided by Brown & Co - Property and Business Consultants LLP. In the intervening periods, investment property valuations are updated based on professional advice provided to the Trustees by Brown & Co - Property and Business Consultants LLP. The review conducted by the Great Hospital's advisors on behalf of the Trustees for the purpose of the interim valuation does not give rise to a formal valuation.

**h) Heritage assets - Historical Bishopgate property**

The Great Hospital maintains a collection of historic buildings at Bishopgate, Norwich, including the medieval church and cloisters. These have been acquired since the Charity was founded in 1249, and have no historic cost.

The Trustees feel that owing to the incomparable nature of the buildings, conventional valuation lacks sufficient reliability and that, even if valuations could be obtained, the costs would be onerous compared with the additional benefits derived by the Charity and users of the accounts. As a result, no value is reported for these assets in the Charity's accounts.

The cost of associated major maintenance and refurbishment is reported in the Statement of Financial Activity in the year it is incurred.

Further information is given in Note 14c to the accounts.

**i) Fixed assets - Other assets**

Other assets are depreciated over a period of 3-10 years on a straight-line basis.

**j) Investments - Other investments**

Investments are a form of basic financial instrument and are initially recognised at their transaction value and subsequently measured at their fair value as at the balance sheet date using the closing quoted market price. The statement of financial activity includes the net gains and losses arising on revaluation and disposals throughout the year.

The main form of financial risk faced by the charity is that of volatility in equity markets and investment markets due to wider economic conditions, the attitude of investors to investment risk, and changes in sentiment concerning equities within particular sectors or sub sectors.

Programme related investments are carried at the amount invested less any impairments.

**GREAT HOSPITAL, NORWICH**  
**NOTES TO THE ACCOUNTS (CONTINUED)**  
**YEAR ENDED 31 MARCH 2023**

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**k) Social Housing Grants**

Social Housing Grants (SHG) are made by the Housing Association and are utilised to reduce the amount of mortgage loan in respect of an approved scheme to the amount which it is estimated can be serviced by the net annual income of the scheme. The amount of SHG is calculated on the qualifying costs of the scheme in accordance with instructions issued from time to time by the Regulator of Social Housing.

Where developments have been financed wholly or partly by SHG, the SHG is recognised in income when the charity has entitlement to it.

SHG are repayable under certain circumstances, primarily following the sale of a property. Provision for repayment is made in the balance sheet when properties, which have SHG funding, are sold.

**l) Fund accounting**

Unrestricted funds are available for use at the discretion of the Trustees in furtherance of the general objectives of the charity.

Restricted funds are those funds that can only be used for particular restricted purposes. Restrictions arise when specified by the donor or when funds are raised for particular restrictive purposes.

Following an application to the Charity Commission the Great Hospital moved to a total return approach to accounting for investments from 1 April 2013.

**m) Pension scheme**

The Great Hospital operates defined contribution pension schemes for members of staff of the Charity. The pension costs charged to the Statement of Financial Activity represents the employer's contributions payable under the rules of the schemes.

**n) Stock**

Stocks are carried at the lower of cost and net realisable value.

**o) Going concern**

The charity has generated sufficient financial resources from its activities to allow the Trustees to believe that the charity is well placed to manage its operational risks successfully in the current economic climate. Accordingly, the Trustees consider that there are no material uncertainties about the charity's ability to continue as a going concern.

**p) Cash at bank and in hand**

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

**q) Creditors**

Creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably.

Short term creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due. Other financial liabilities are measured at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

**r) Debtors**

Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due. Other receivables are measured initially at fair value, net of transaction costs, and are measured subsequently as amortised cost using the effective interest method, less any impairment. If settlement of debt is deferred, the consideration is discounted at an appropriate interest reflecting the financing transaction involved.

**GREAT HOSPITAL, NORWICH**  
**NOTES TO THE ACCOUNTS (CONTINUED)**  
**YEAR ENDED 31 MARCH 2023**

**2. Income from Donations and Legacies**

	<b>Regulated Social Housing Activities</b>	<b>Unregulated Activities</b>	<b>Total 2023</b>	<b>Total 2022</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Donations	-	57,102	<b>57,102</b>	2,329
NCC – Covid grant funding	-	-	-	104,447
	<b>-</b>	<b>57,102</b>	<b>57,102</b>	<b>106,776</b>

During the year a Local Authority Discretionary grant of £Nil (2022: £104,447) was received from Norfolk County Council as part of the Government's response to the Covid-19 global pandemic.

No other forms of government assistance have been received in the year and there are no unfulfilled conditions and other contingencies attached to the grants included above.

**3. Social Housing Income and Expenditure**

Accommodation charge	945,157	-	<b>945,157</b>	907,328
Service charges (see below)	450,780	-	<b>450,780</b>	409,970
Contribution from Residents	1,395,937	-	<b>1,395,937</b>	1,317,298
Social housing operating costs	(2,397,659)	-	<b>(2,397,659)</b>	(2,443,660)
Operating deficit	(1,001,722)	-	<b>(1,001,722)</b>	(1,126,362)
Void losses	(55,029)	-	<b>(55,029)</b>	(47,821)
<b>Service Charges</b>				
Gas and Electricity	140,856	-	140,856	130,499
Care service	141,652	-	141,652	122,895
Catering	94,856	-	94,856	105,556
Cleaning	73,416	-	73,416	51,020
	<b>450,780</b>	<b>-</b>	<b>450,780</b>	<b>409,970</b>



**GREAT HOSPITAL, NORWICH**  
**NOTES TO THE ACCOUNTS (CONTINUED)**  
**YEAR ENDED 31 MARCH 2023**

	Regulated Social Housing Activities £	Unregulated Activities £	Total 2023 £	Total 2022 £
<b>4. Property income</b>				
Investment properties	-	222,074	<b>222,074</b>	287,039
<b>Expenses</b>				
Agent's commission	-	(9,798)	<b>(9,798)</b>	(13,069)
Professional fees	-	(3,193)	<b>(3,193)</b>	(13,978)
Repairs etc	-	(92,094)	<b>(92,094)</b>	(44,223)
Net income from investment properties	-	116,989	<b>116,989</b>	215,768
<b>5. Cost of managing investments</b>				
Property agent's commission	-	9,798	<b>9,798</b>	13,069
Professional fees	-	3,193	<b>3,193</b>	13,978
Repairs etc	-	92,094	<b>92,094</b>	44,223
Investment managers fees	-	69,289	<b>69,289</b>	72,569
Irrecoverable VAT	-	11,862	<b>11,862</b>	11,719
	-	186,236	<b>186,236</b>	155,558
<b>6. Services</b>				
Staff costs	904,924	-	<b>904,924</b>	884,398
Food	86,779	-	<b>86,779</b>	91,507
Energy	147,073	-	<b>147,073</b>	133,251
Laundry and cleaning	28,075	-	<b>28,075</b>	24,799
Water and council tax	21,586	-	<b>21,586</b>	23,433
Amenities	10,119	-	<b>10,119</b>	5,668
Care consumables	1,543	-	<b>1,543</b>	3,461
Irrecoverable VAT	97,596	-	<b>97,596</b>	97,911
	1,297,695	-	<b>1,297,695</b>	1,264,428
<b>7. Management</b>				
Administration	132,933	-	<b>132,933</b>	143,283
Staff costs	291,592	33,511	<b>325,103</b>	328,016
Insurance	66,073	49,506	<b>115,579</b>	81,531
	490,599	83,016	<b>573,615</b>	552,830



**GREAT HOSPITAL, NORWICH**  
**NOTES TO THE ACCOUNTS (CONTINUED)**  
**YEAR ENDED 31 MARCH 2023**

	Regulated Social Housing Activities £	Unregulated Activities £	Total 2023 £	Total 2022 £
<b>8. Maintenance</b>				
Building maintenance	322,827	-	322,827	398,417
<b>9. Depreciation</b>				
Housing Association scheme properties	8,311	-	8,311	25,415
Equipment	41,297	-	41,297	34,072
Improvements to Great Hospital buildings	236,930	-	236,930	220,235
	286,538	-	286,538	279,722
<b>10. Interest and investment income receivable</b>				
Securities interest	-	454,807	454,807	413,780
Deposit interest receivable	-	368	368	7
	-	455,175	455,175	413,787
<b>11. Other income</b>				
Sundry income	-	-	-	2,658
Booklet sales	-	160	160	103
	-	160	160	2,761
<b>12. Taxation</b>				
The Great Hospital is a registered Charity within the meaning of the Taxes Act and is, therefore, eligible to claim certain exemptions to income tax and capital gains tax. As a consequence no charge to taxation arises for the year.				
<b>13. Surplus after interest</b>		<b>2023</b>	<b>2022</b>	
		£	£	
The net income before gains and losses is stated after charging / (crediting):				
Interest payable		13,657	13,657	
Depreciation		286,538	279,722	
Auditors remuneration – audit		28,190	13,935	
Auditors remuneration – non audit services		1,189	1,500	

**GREAT HOSPITAL, NORWICH**  
**NOTES TO THE ACCOUNTS (CONTINUED)**  
**YEAR ENDED 31 MARCH 2023**

**14a. Fixed Assets - Group**

	Housing Assoc. Scheme Properties £	Building Improvements £	Equipment £	Property in the course of construction £	Total £
Cost					
At 1 April 2022	1,270,755	9,489,232	854,397	187,993	11,802,377
Additions	-	-	199,029	506,396	705,425
At 31 March 2023	1,270,755	9,489,232	1,053,426	694,389	12,507,802
Depreciation					
At 1 April 2022	559,132	2,245,874	371,796	-	3,176,802
Charge for the year	25,415	219,828	41,297	-	286,540
At 31 March 2023	584,547	2,465,702	413,093	-	3,463,342
Net book value					
At 31 March 2023	686,208	7,023,530	640,333	694,389	9,044,460
At 31 March 2022	711,623	7,243,358	482,601	187,993	8,625,575

The ancient Great Hospital buildings at Bishopgate, Norwich have not been valued (note 14c) and have an historical cost of £nil, with the cost of improvements to date shown above.

A construction project commenced in previous financial years, this project is reflected as an asset in the course of construction.



**GREAT HOSPITAL, NORWICH**  
**NOTES TO THE ACCOUNTS (CONTINUED)**  
**YEAR ENDED 31 MARCH 2023**

**14b. Fixed Assets – Parent Charity**

	Housing Assoc. Scheme Properties £	Building Improvements £	Equipment £	Property in the course of construction £	Total £
Cost					
At 1 April 2022	1,270,755	9,489,232	854,397	7,343	11,621,727
Additions	-	-	199,029	-	199,029
At 31 March 2023	1,270,755	9,489,232	1,053,426	7,343	11,820,756
Depreciation					
At 1 April 2022	559,132	2,245,874	371,796	-	3,176,802
Charge for the year	25,415	219,828	41,297	-	286,540
At 31 March 2023	584,547	2,465,702	413,093	-	3,463,342
Net book value					
At 31 March 2023	686,208	7,023,530	640,333	7,343	8,357,414
At 31 March 2022	711,623	7,243,358	482,601	7,343	8,444,925

The ancient Great Hospital buildings at Bishopgate, Norwich have not been valued (note 14c) and have an historical cost of £nil, with the cost of improvements to date shown above.

A construction project commenced in previous financial years, this project is reflected as an asset in the course of construction.

**GREAT HOSPITAL, NORWICH**  
**NOTES TO THE ACCOUNTS (CONTINUED)**  
**YEAR ENDED 31 MARCH 2023**

**14c. Heritage assets not recognised in the balance sheet**

The Great Hospital maintains a collection of historic buildings at Bishopgate, Norwich, including the medieval church and cloisters. These have been acquired since the Charity was founded in 1249, and have no historic cost.

There have been no acquisitions or disposals of heritage assets.

The Charity is committed to maintaining these unique and important buildings, and continues to fund a significant programme of maintenance and refurbishment.

**15. Investment properties - Group and Charity**

	<b>2023</b> £	<b>2022</b> £
Valuation		
1 April 2022	6,138,524	5,850,561
Disposals	(301,559)	(635,333)
Additions	-	-
Realised gain on disposal	21,559	592,047
Gain / (loss) on revaluation	(82,000)	331,249
	<hr/>	<hr/>
31 March 2023	5,776,524	6,138,524
	<hr/>	<hr/>
Classification of properties		
Residential Estate	703,000	645,000
Commercial holdings	4,410,000	4,830,000
Agricultural holdings	663,524	663,524
	<hr/>	<hr/>
	5,776,524	6,138,524
	<hr/>	<hr/>

A formal valuation of investment properties was carried out at 31 March 2023 by Brown & Co Property and Business Consultants LLP, a firm of independent chartered surveyors, on behalf of the Trustees in accordance with the accounting policy set out in note 1g. A formal valuation of investment properties is carried out every three years.



**GREAT HOSPITAL, NORWICH**  
**NOTES TO THE ACCOUNTS (CONTINUED)**  
**YEAR ENDED 31 MARCH 2023**

**16. Investments**

	<b>2023 Cost £</b>	<b>2023 Market value £</b>	<b>2022 Cost £</b>	<b>2022 Market value £</b>
Government stock	389,826	344,694	281,197	272,243
Ordinary shares	9,344,344	12,244,951	11,253,162	16,252,308
Fixed interest	3,072,186	3,046,200	2,648,828	2,755,198
Other assets	2,967,620	3,158,846	-	-
	<hr/>	<hr/>	<hr/>	<hr/>
Total	15,773,976	18,794,691	14,183,187	19,279,749
	<hr/>	<hr/>	<hr/>	<hr/>
<b>Un-quoted investments</b>				
Shares in TGH (Commercial) Ltd	1	1	1	1
	<hr/>	<hr/>	<hr/>	<hr/>
Grand total - Charity	15,773,977	18,794,692	14,183,188	19,279,750
	<hr/>	<hr/>	<hr/>	<hr/>

TGH (Commercial) Limited is a 100% subsidiary and a property construction company that has expanded its activities to include the provision of hospitality. TGH (Commercial) Limited has been engaged by the Great Hospital to design and build new accommodation for residents. The results of the subsidiary company to 31 March 2023 are set out in note 29.

	<b>2023 £</b>	<b>2022 £</b>
<b>Movements in quoted investments</b>		
Market value 1 April 2022	19,279,749	19,430,662
Additions	5,063,931	2,388,077
Disposals	(4,303,865)	(3,490,021)
Net investment gains / (losses)	(1,245,124)	951,071
	<hr/>	<hr/>
Market value 31 March 2023	18,794,691	19,279,749
	<hr/>	<hr/>

All investments are included within the accounts at their current market value, in accordance with 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 (FRS102)

Net investment gains / (losses) comprise realised losses of £251,178 (2022: gains of £149,524) and unrealised losses of £993,947 (2022: gains of £801,547).

**GREAT HOSPITAL, NORWICH**  
**NOTES TO THE ACCOUNTS (CONTINUED)**  
**YEAR ENDED 31 MARCH 2023**

**17. Programme related investment**

	Charity 2023 £	2022 £
Loan to TGH (Commercial) Limited		
Balance at 1 April 2022	179,000	173,000
Additional loan	570,000	6,000
	<hr/>	<hr/>
Balance as at 31 March 2023	749,000	179,000
	<hr/>	<hr/>

A loan has been made to TGH (Commercial) Limited, the Charity's subsidiary. TGH (Commercial) Limited has been engaged by the Charity to design and build new accommodation for its residents.

**18. Stock**

	Group 2023 £	2022 £	Charity 2023 £	2022 £
Food and beverages	6,509	6,238	6,509	6,238
Booklets	1,022	1,006	1,022	1,006
	<hr/>	<hr/>	<hr/>	<hr/>
	7,531	7,244	7,531	7,244
	<hr/>	<hr/>	<hr/>	<hr/>

**19. Debtors**

	Group 2023 £	2022 £	Charity 2023 £	2022 £
Prepayments and accrued income	135,451	118,058	135,451	118,058
Other debtors	115,158	106,373	103,573	108,878
Residents' contributions receivable	27,689	12,063	27,689	20,430
	<hr/>	<hr/>	<hr/>	<hr/>
	278,298	239,494	266,713	247,366
	<hr/>	<hr/>	<hr/>	<hr/>

**20. Creditors: amounts falling due within one year**

	Group 2023 £	2022 £	Charity 2023 £	2022 £
Trade creditors	252,859	216,041	223,810	216,041
Taxation and social security	28,204	29,678	28,204	29,678
Accruals and deferred income	183,875	135,862	122,197	131,337
	<hr/>	<hr/>	<hr/>	<hr/>
	464,935	381,581	374,211	377,056
	<hr/>	<hr/>	<hr/>	<hr/>



# GREAT HOSPITAL, NORWICH

## NOTES TO THE ACCOUNTS (CONTINUED) YEAR ENDED 31 MARCH 2023

### 21. Creditors: amounts falling due after more than one year - Group and Charity

	2023 £	2022 £
Housing Association schemes (see below)	91,336	92,106
	<u>91,336</u>	<u>92,106</u>
Housing Association Schemes		
	<b>Prior Court £</b>	<b>Youngs Green £</b>
Balances at beginning of year	45,325	46,780
Less capital due within one year	(487)	(282)
	<u>44,838</u>	<u>46,498</u>
<b>Balances at end of year</b>	<b>44,838</b>	<b>46,498</b>
Balance included above repayable by instalments in more than five years	40,615	43,907
	<u>40,615</u>	<u>43,907</u>
Rate of interest payable	15%	14%

All the schemes have been completed. The loan relating to Prior Court is repayable over 60 years from 1 February 1980. The loan relating to Youngs Green is repayable over 60 years from 1 January 1983. Interest payable on the loans during the year ended 31 March 2023 amounted to £13,657 (2022: £13,608).

**GREAT HOSPITAL, NORWICH**  
**NOTES TO THE ACCOUNTS (CONTINUED)**  
**YEAR ENDED 31 MARCH 2023**

**22. Financial Instruments**

	<b>Group</b>		<b>Charity</b>	
	<b>2023</b>	<b>2022</b>	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
<b>Financial assets at fair value through statement of financial activities</b>				
Investments	18,794,691	19,279,749	18,794,692	19,279,750
	<u>18,794,691</u>	<u>19,279,749</u>	<u>18,794,692</u>	<u>19,279,750</u>
<b>Financial assets measured at amortised cost</b>				
Trade debtors	27,689	17,355	27,689	20,430
Other debtors	115,158	-	103,573	-
Amounts owed by group undertakings	-	-	749,000	-
	<u>142,847</u>	<u>123,708</u>	<u>880,262</u>	<u>308,308</u>
<b>Financial liabilities measured at amortised cost</b>				
Trade creditors	252,859	216,041	223,810	216,041
Accruals	163,415	96,017	101,740	94,567
Loans – Amounts due within one year	769	770	769	770
Loans – Amounts due after one year	91,336	92,106	91,336	92,106
	<u>508,379</u>	<u>404,934</u>	<u>417,655</u>	<u>403,484</u>



**GREAT HOSPITAL, NORWICH**  
**NOTES TO THE ACCOUNTS (CONTINUED)**  
**YEAR ENDED 31 MARCH 2023**

**23. Movement in Permanent Endowment – Total Return Approach**

	<b>Investment Fund £</b>	<b>Unapplied Total Return £</b>	<b>Total Permanent Endowment £</b>
At beginning of the reporting period:			
Gift component of the permanent endowment	5,091,310	-	<b>5,091,310</b>
Unapplied total return	-	21,431,523	<b>21,431,523</b>
Total	5,091,310	21,431,523	<b>26,522,833</b>
Movements in the reporting period:			
Investment return: Income, dividends and interest	-	677,249	<b>677,249</b>
Investment return: realised and unrealised losses	-	(1,303,551)	<b>(1,303,551)</b>
Less: Investment management costs	-	(186,236)	<b>(186,236)</b>
Net unapplied total return	-	(812,538)	<b>(812,538)</b>
Unapplied total return allocated to income in the reporting period	-	(904,000)	<b>(904,000)</b>
Net movement in the reporting period	-	(1,716,538)	<b>(1,716,538)</b>
At end of the reporting period:			
Gift component of the permanent endowment	5,091,310	-	<b>5,091,310</b>
Unapplied total return	-	19,714,985	<b>19,714,985</b>
Total	5,091,310	19,714,985	<b>24,806,295</b>

The Great Hospital has adopted a total return approach to investments pursuant to an order of the Charity Commission for England and Wales under section 105 of the Charities Act 2011 dated 14 March 2011.

The Great Hospital has benefited from returns on investments since its foundation in 1249. By agreement with the Charity Commission, the initial Investment Fund was set based on total assets held at January 1983 when a Scheme of the Charity Commissioners for the Great Hospital was established. This sum was increased to account for inflation between 1983 and the commencement of the Total Return Approach in April 2013.

**GREAT HOSPITAL, NORWICH**  
**NOTES TO THE ACCOUNTS (CONTINUED)**  
**YEAR ENDED 31 MARCH 2023**

**24. Summary of fund movements:**

	<b>Total £</b>	<b>Income Fund £</b>	<b>Restricted Fund £</b>	<b>Endowment Fund £</b>
Charity Funds as at 31 March 2022	36,031,707	9,029,963	478,911	26,522,833
Income	2,154,528	1,477,279	-	677,249
Expenditure	(2,683,281)	(2,479,941)	(17,104)	(186,236)
Transfers between funds	-	904,000	-	(904,000)
Gains and losses on investments	(1,303,551)	-	-	(1,303,551)
Charity Funds as at 31 March 2023	<u>34,199,403</u>	<u>8,931,301</u>	<u>461,807</u>	<u>24,806,295</u>

The restricted fund represents Social Housing grants applied to Housing Association Scheme property developments. The fund is reduced by a proportion of the associated properties annual depreciation charge.

The 2022 fund movements are disclosed in note 31.

**25. Staff costs**

The average number of employees expressed as a headcount during the year to 31 March 2023 was 53. The corresponding number of employees for the year to 31 March 2022 was 53.

Total staff costs during the year were:

	<b>2023 £</b>	<b>2022 £</b>
Remuneration	1,072,521	1,077,214
Social security costs	96,554	80,528
Pension cost	46,128	41,502
	<u>1,215,202</u>	<u>1,199,244</u>

Emoluments (including employers National Insurance) paid to members of the senior management team totalled £349,327 (2022: £360,261).

During the year the highest paid member of the senior management team was the Master whose remuneration was £91,673 (2022: below £60,000) and employer pension of £4,442 (2022: Not disclosed).

No other staff member has emoluments exceeding £60,000 during the year (2022: None).

No redundancy payments were made during the period (2022: £nil).

The Charity operates a group personal pension plan for members of staff. The pension charge represents contribution premiums payable by The Great Hospital to this plan under the rules of the scheme.



**GREAT HOSPITAL, NORWICH**  
**NOTES TO THE ACCOUNTS (CONTINUED)**  
**YEAR ENDED 31 MARCH 2023**

**26. Trustees remuneration and expenses**

No Trustees received any remuneration (2022: £ nil).

No Trustees were reimbursed for expenses (2022: £nil).

**27. Residents contributions for accommodation**

The Great Hospital provides almshouse accommodation and does not grant tenancies of dwellings occupied for the purpose of the Charity. At 31 March 2023 there were 98 (2022: 98) units available for residents under the 'Housing for older people' scheme.

**28. Summary of net assets by fund**

	<b>Total 2023 £</b>	<b>Income Fund 2023 £</b>	<b>Restricted Fund 2023 £</b>	<b>Endowment Fund 2023 £</b>
Investments (at Market Value)	18,794,692	-	-	18,794,692
Cash	713,075	571,214	-	141,861
Stock	7,531	7,531	-	-
Debtors	266,713	173,495	-	93,218
Creditors	(374,211)	(374,211)	-	-
	<hr/>	<hr/>	<hr/>	<hr/>
Free reserves	19,407,800	378,029	-	19,029,771
	<hr/>	<hr/>	<hr/>	<hr/>
Housing Association loans	(91,336)	(91,336)	-	-
Investment property	5,776,524	-	-	5,776,524
Property in the course of construction	756,343	756,343	-	-
Housing Association Scheme property	686,208	224,401	461,807	-
Equipment	640,334	640,334	-	-
Building improvements	7,023,531	7,023,531	-	-
	<hr/>	<hr/>	<hr/>	<hr/>
	34,199,404	8,931,302	461,807	24,806,295
	<hr/>	<hr/>	<hr/>	<hr/>
Investment Fund				5,091,310
Unapplied Total Return				19,714,985
				<hr/>
Total Endowment Fund				24,806,295
				<hr/>

**GREAT HOSPITAL, NORWICH**  
**NOTES TO THE ACCOUNTS (CONTINUED)**  
**YEAR ENDED 31 MARCH 2023**

**28. Summary of net assets by fund (continued)**

	<b>Total 2022 £</b>	<b>Income Fund 2022 £</b>	<b>Restricted Fund 2022 £</b>	<b>Endowment Fund 2022 £</b>
Investments (at Market Value)	19,279,749	-	-	19,279,749
Cash	2,207,924	1,178,855	-	1,029,069
Stock	7,244	7,244	-	-
Debtors	239,494	164,003	-	75,491
Creditors	(381,581)	(381,581)	-	-
	<hr/>	<hr/>	<hr/>	<hr/>
Free reserves	21,352,830	968,521	-	20,384,309
	<hr/>	<hr/>	<hr/>	<hr/>
Housing Association loans	(92,106)	(92,106)	-	-
Investment property	6,138,524	-	-	6,138,524
Property in the course of construction	187,993	187,993	-	-
Housing Association Scheme property	711,623	232,712	478,911	-
Equipment	482,601	482,601	-	-
Building improvements	7,243,358	7,243,358	-	-
	<hr/>	<hr/>	<hr/>	<hr/>
	36,024,823	9,024,529	478,911	26,522,833
	<hr/>	<hr/>	<hr/>	<hr/>
Investment Fund				5,091,310
Unapplied Total Return				21,431,523
				<hr/>
Total Endowment Fund				26,522,833
				<hr/>

**GREAT HOSPITAL, NORWICH**  
**NOTES TO THE ACCOUNTS (CONTINUED)**  
**YEAR ENDED 31 MARCH 2023**

**29. Subsidiary company results**

The Charity has a wholly owned subsidiary company, TGH (Commercial) Limited.

The subsidiary company is a property construction and hospitality company and has been engaged by the Great Hospital to design and build new accommodation for residents.

The subsidiary is not registered with the social housing regulator. The results of the subsidiary company to 31 March 2023 are set out below.

	2023 £	2022 £
Turnover	2,580	-
Cost of sales and administration	(3,727)	(3,869)
Charitable donation	-	-
	<hr/>	<hr/>
Net profit/(loss)	(1,147)	(3,869)
	<hr/>	<hr/>

The aggregate of assets liabilities and reserves was:

	2023 £	2022 £
Current assets	831,693	185,008
Current liabilities	(839,724)	(191,892)
	<hr/>	<hr/>
	(8,031)	(6,884)
	<hr/>	<hr/>

At the 31 March 2023 the charity had made a programme related investment of £749,000 (2022: £179,000) in the subsidiary. Details of this are set out in note 17.

**30. Related Party Transactions**

TGH (Commercial) Limited is committed to pay its taxable profits to the Great Hospital by way of covenanted gift aid. At 31 March 2023 £Nil (2022: £Nil) was due to the Great Hospital from TGH (Commercial) Limited.

Organisations connected to the Charity occasionally hire the halls with all transactions being carried out on the same terms as they are offered to the general public.



# GREAT HOSPITAL, NORWICH

## NOTES TO THE ACCOUNTS (CONTINUED) YEAR ENDED 31 MARCH 2023

### 31. Statement of Financial Activities 31 March 2022

	Income Fund £	Restricted Fund £	Endowment Fund £	2022 Total £
<b>Income and endowments from:</b>				
<i>Donations and legacies</i>	106,776	-	-	106,776
<i>Income from charitable activities:</i>				
Net contributions from residents	1,317,298	-	-	1,317,298
<i>Other trading activities</i>				
Functions	19,725	-	-	19,725
Shop income	-	-	-	-
<i>Investments</i>				
Property income	-	-	287,039	287,039
Interest and investment income receivable	-	-	413,787	413,787
<i>Other income</i>	2,761	-	-	2,761
<b>Total income and endowments</b>	<u>1,446,560</u>	<u>-</u>	<u>700,826</u>	<u>2,147,386</u>
<b>Expenditure on:</b>				
<i>Cost of raising funds</i>				
Investment management costs	-	-	155,558	155,558
<i>Expenditure on charitable activities:</i>				
Services	1,264,428	-	-	1,264,428
Management	552,830	-	-	552,830
Maintenance	398,417	-	-	398,417
Depreciation	262,618	17,104	-	279,722
<i>Expenditure on other trading activities:</i>				
Functions expenditure	-	-	-	-
<i>Other expenditure</i>	-	-	-	-
<b>Total expenditure</b>	<u>2,478,293</u>	<u>17,104</u>	<u>155,558</u>	<u>2,650,955</u>
<b>Net income / (expenditure) before gains and losses on investments</b>	<u>(1,031,733)</u>	<u>(17,104)</u>	<u>545,268</u>	<u>(503,569)</u>
Net gains / (losses) on investments	-	-	1,874,367	1,874,367
<b>Net income / (expenditure)</b>	<u>(1,031,733)</u>	<u>(17,104)</u>	<u>2,419,635</u>	<u>1,370,798</u>
<b>Transfers between funds</b>	<u>1,050,000</u>	<u>-</u>	<u>(1,050,000)</u>	<u>-</u>
<b>Net movement in funds</b>	<u>18,267</u>	<u>(17,104)</u>	<u>1,369,635</u>	<u>1,370,798</u>
<b>Reconciliation of funds</b>				
Total funds brought forward	<u>9,004,812</u>	<u>496,015</u>	<u>25,153,198</u>	<u>34,654,025</u>
<b>Total funds carried forward</b>	<u>9,023,079</u>	<u>478,911</u>	<u>26,522,833</u>	<u>36,024,823</u>