

REGISTERED CHARITY NUMBER: 1075889

**REPORT OF THE TRUSTEES AND
FINANCIAL STATEMENTS FOR THE YEAR ENDED
31ST DECEMBER 2016
FOR
JESUS HOSPITAL IN CHIPPING BARNET**

Keelings Limited
Chartered Tax Advisers and
Chartered Certified Accountants
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JESUS HOSPITAL IN CHIPPING BARNET

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FOR THE YEAR ENDED 31ST DECEMBER 2016**

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JESUS HOSPITAL IN CHIPPING BARNET

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31ST DECEMBER 2016

The Board of Trustees (Visitors) comprises eleven Co-Optative Visitors and one Nominative Visitor. The eleven Co-Optative Visitors are appointed by the Board of Trustees and serve for five years after which period they may be considered for re-appointment. The Nominative Visitor is put forward by the local authority (London Borough of Barnet) and serves for four years.

OBJECTIVES AND ACTIVITIES

Objectives and aims

The Charity's first duty is to manage all properties including almshouses, and to defray out of its income all charges in respect thereof, together with all proper costs, charges and expenses, incidental to the administration of the Charity. The Charity now has 56 almshouses including 6 at Wilbraham's, which are sited on 6 estates in Barnet. Two of the four "Dual Purpose" properties were brought back into almshouse use during the year, having previously been let out as investment properties.

The Jesus Hospital Charity offers accommodation to ladies over 50 years of age (referred to as Sisters) who are in housing and financial need and have been resident in the areas of benefit for a significant period. The almshouses comprise self-contained accommodation with a lounge, bedroom, bathroom and kitchen. This accommodation is offered under licence in return for a Weekly Maintenance Charge (WMC) set at £70 per week and a contribution towards utility costs. Many of the Ladies are eligible to apply for Housing Benefit to help meet some or all of the WMC charge. The income derived from this charge allows the Charity to invest in essential maintenance of the cottages.

The Weekly Maintenance Charge was raised by £10 per week in respect of The Jesus Hospital Almshouses and £5 per week for Wilbraham's with effect from 1 April 2017.

The Finance Committee review this charge annually and the contributions towards utilities and a recommendation was accepted by the Visitors to continue the existing levels.

The Wilbraham Hospital Charity comprise 6 bedsit units and the ladies currently contribute £25 per week, which covers both the Weekly Maintenance Charge and some Utilities. Following the uniting direction from the Charity Commission, the opportunity was taken to improve the standard of accommodation and this has been accomplished using the Charity's staff and Contractors.

Significant activities

There were a few changes in respect of the occupation of the Almshouses. Sadly, two residents died, one moved into a care home and one moved to another part of the country. In addition, legal proceedings were commenced to set aside the appointment of one of the residents, who no longer fitted the criteria for independent living and who was also in breach of a number of conditions set out in the scheme.

The Charity also welcomed three new sisters.

The Visitors undertook Annual Visits to the Almshouse Estates in June and, as always, were warmly welcomed into the Ladies' homes and were given very positive feedback regarding their homes, surroundings and all the officers and staff.

Every Wednesday morning the Charity provides transport from the "outlying" sites into the Barnet Town Centre, which enables the Ladies to shop, go to the market and enjoy coffee and a chat at Ravenscroft Lodge before being taken home with their shopping. From time to time, we have people who drop in and who express an interest in the almshouses. On occasions, the ladies have also enjoyed a game of bingo and other activities, including talks by visiting organisations.

The Charity has acknowledged the benefits of social events in that such activities combat loneliness, provide mental stimulation and are an opportunity for social contact and developing friendships and community relationships among the ladies. Opportunities for increasing such activities are therefore always welcome and it is pleasing to report that Officers and staff have, once again, sought to provide an increasing range of events and activities which are spread throughout the year. These events have been very well received and attended by the Ladies, Visitors and Staff and have become regular features.

On 4 August, the Ladies, Visitors and staff travelled by coach to Hampshire, and the Watercress line to enjoy a special ride on a steam train, with lunch on board.

JESUS HOSPITAL IN CHIPPING BARNET

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31ST DECEMBER 2016

OBJECTIVES AND ACTIVITIES (continued)

In order to try and meet the growing demand for affordable housing in the borough, the Charity submitted a planning application to Barnet Council, to seek permission to build 9 new almshouses on the Potters Lane site, with additional parking. The application was approved, with a number of special conditions, which will need to be addressed as part of the project. The Visitors have agreed to build 7 new properties on the site.

In addition, the Charity obtained pre-planning advice from Barnet Council, which was required to ascertain the feasibility of constructing 4 new flats at Adams Court. The main issue which arose from this revolved around the issue of parking which will need to be addressed in due course if it is decided to proceed with the development.

On Thursday 5 May, the Charity organised the annual Founders' Day lunch, which was held at The Old Fold Manor Golf club. The entertainment was provided by a male voice choir.

Changes in occupancy within the almshouses have enabled upgrading and refurbishment of the properties. Once again, vacancies have been advertised in the local press and various other outlets, which have resulted in the Charity alleviating homelessness and other unsatisfactory housing conditions for those ladies who were successful in their application.

A number of Ladies attended the Annual Christmas Lunch Party given by the Rotary Club of Barnet for those elderly people who would otherwise be alone on Christmas Day.

The provision of social events has been of particular benefit to some of the older and frailer residents. This is because some of them are less mobile and they have welcomed the opportunity to participate in such activities. In addition to the Charity's own events, some of the ladies have enjoyed outings with other groups, such as Puddenecks, who kindly lay on transport to and from their social gatherings.

Public benefit

The Visitors have given due consideration to the Charity Commissions' published guidance on the operation of the public benefit requirement. The Visitors consider the public benefit provided to be the provision of subsidised housing for ladies who meet the Charity's qualifying criteria. Beneficiaries of the almshouse accommodation must be in need and drawn from the areas specified within the scheme. In addition, the Charity provides financial assistance, referred to as "Relief in Need", to approved applicants and organisations within the Charity's geographical sphere of operation.

As in previous years the Visitors have been pleased to offer, free of charge, the use of the Communal Room at Ravenscroft Lodge to The Hyde Foundation, Barnet Society, Barnet Day Centre for the Elderly and The Valentine Poole Charity for their meetings. In addition, the room was utilised for an away day for the elders of East Barnet Baptist Church and Noah's Ark Children's Hospice.

The Clerk and the Visiting Officer have continued to provide a series of talks to the local community, featuring the history of Jesus Hospital, the Almshouses of Barnet and the Almshouse movement in the UK and worldwide. These have been extremely well received and generated considerable interest and a greater sense of awareness in the role that almshouses provide to the community. More than 1,600 have now attended the talks, which are also now utilised as part of the induction process for new Visitors of the Charity.

Grant Making

The surplus income of the Charity is in the first instance to be applied for the benefit of the residents in the almshouses of the Charity and, thereafter, for Relief in Need for residents in the area of benefit which comprises primarily the former Urban Districts of Barnet, East Barnet and Friern Barnet, as constituted immediately prior to the 1st April 1965, and secondly, in exceptional cases, for those residents immediately outside the area of benefit.

The Visitors consider every application received and decisions are determined on the availability of surplus income with grants on a one-off basis, only, being approved. Grants may be made to both organisations and individuals.

The Clerk and the Visiting Officer ensure that each qualifying applicant receives a visit to verify their circumstances and this has been expanded so that organisations also receive a visit. Furthermore, the Charity considered a larger number of grant applications than in recent years, notably from local organisations who undertake activities in the area of benefit. One of the reasons for this is reduced funding by the local authority.

The Visitors believe the Charity continues to be successful in meeting its objectives.

JESUS HOSPITAL IN CHIPPING BARNET

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31ST DECEMBER 2016

OBJECTIVES AND ACTIVITIES (continued)

Relief in Need

During the year, the Charity agreed grants totalling £55,273 under clauses 33 (1) and (2) and supporting clauses of the Charity's Scheme. A breakdown of these is as follows:

Clause 33(1)

Residents - £4,489

Including:

Piper Lifelines - £2,869

Residents' support - £1,620

Clause 33(2)

Organisations - £50,369

Including:

Rephael House - £2,500

Noah's Ark - £8,256

Home-Start - £2,500

Barnet Bereavement - £2,500

Together in Barnet - £6,500

Memory Lane Singing Club - £2,260

St Vincent de Paul - £2,000

Arts Depot - £2,145

High Barnet Good Neighbour Scheme - £4,000

Chipping Barnet Day Centre for the Elderly - £2,000

Honeypot Children - £3,808

Hearts of Oak - £3,000

North London Hospice - £5,700

Community Focus - £3,200

Individuals - £415

ACHIEVEMENT AND PERFORMANCE

Charitable activities

Almshouse Sites

In addition to all of the routine day-to-day repair and maintenance work carried out, the following more significant works were carried out at the Almshouse sites:

1. Legionnaires Disease.

In order to comply with current legislation, the Charity appointed a specialist contractor to inspect all of the almshouse properties, to carry out a Legionnaires' Disease Risk Assessment. This resulted in a plan of action to ensure that all properties were compliant and safe for residents.

2. Grasvenor Avenue.

This was the final site to have the CCTV installed.

3. 76 to 90 Wood Street.

A low brick wall which ran the length of the rear garden was removed and the path widened for safety reasons.

4. Smart Meters.

These are still replacing the old meters, with the rest to follow.

5. Porch areas at Potters lane and Grasvenor Avenue.

Several of the porch areas at these sites have again suffered water ingress which required repair and subsequent redecoration.

6. Almshouse residents. Meeting Papers.

For data protection purposes, only the initials of the beneficiaries are now being used in the residents report and subsequent minutes.

JESUS HOSPITAL IN CHIPPING BARNET

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31ST DECEMBER 2016

ACHIEVEMENT AND PERFORMANCE (continued)

7. Ravenscroft Lodge.

Plans have been drawn up and Visitors have approved the refurbishment of the meeting room, which will include a small office being incorporated into the area which is currently used for stationery.

Residential Investment Properties.

Simon Clarke Letting Agents manage the Whetstone flats and have been able to achieve increased rents for each of the tenancy renewals which occurred during the year.

In order to control the parking situation in the rear yard, a parking enforcement company was appointed (at no cost to the Charity) and the residents issued with parking permits.

Following the acquisition and conversion works, the Charity has added a new investment property, 31a Union Street into the residential investment portfolio.

The 2 flats at 74a Wood Street were returned to almshouse use.

High Road Shop Units.

The Charity's parade of shops remains smart and attractive. The parking enforcement company was also utilised to monitor the parking spaces used for the shops.

One of the shop tenants had to give up his retail unit for health reasons, another advised the Charity that she was bringing in a family member to take out a new lease when the current one expires, and the tenant of the largest unit sought to assign his lease.

For all of the above, almshouse, commercial and residential properties, the Charity has continued to work to the 5 year cyclical maintenance programme of works prepared and updated on a regular basis by the Clerk.

Investments

The Charity holds investments with a total value of £12,737,063 at 31st December 2016. Of this total, £4,639,000 comprises investment properties (2015 valuation) and £8,098,063 comprises listed investments of which £6,410,218 are managed in an investment portfolio by Rathbone Investment Managers and £1,687,845 are listed investments substantially held by CCLA Investment Management Limited.

As a result of a significant recovery in the stock market during the year, and the ongoing successful management, there was a substantial net gain in the value of the Charity's investments, amounting to £1,062,033. The Charity has continued to utilise the expertise and advice from our locally based managing agents, in respect of the commercial properties.

Internal and external factors

In view of the wide range of activities undertaken by the Charity, in addition to the primary function of providing Almshouse accommodation, there are a number of external factors which can affect the work of the Charity and which are outside its control. The following represents a brief summary:

Whetstone High Road Commercial units

Competition from the internet and larger stores, plus high business rates continue to affect the viability of all smaller independent shop units. It remains to be seen how Brexit will affect the commercial sector.

Residential flats

This area of the Charity's investment portfolio has been unaffected by any change in external factors and demand for rental accommodation remains high. Simon Clarke report a very real shortage of one bedroom flats for rent in the Whetstone area, hence the planning application to construct four more flats at Adams Court.

JESUS HOSPITAL IN CHIPPING BARNET

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31ST DECEMBER 2016

ACHIEVEMENT AND PERFORMANCE (continued)

Financial Markets/Investment Income

Rathbones continue to do an excellent job in their management of the Charity's investment portfolio, which was accomplished against a background of uncertainty over Brexit and other conditions which affected the market throughout the world.

Rathbones representatives attended the October meeting of The Finance Subcommittee and gave an overview of the Charity's portfolio and the UK and world markets in general.

Relationship with Employees

The Visitors have overall responsibility for the recruitment and appointment of staff and approve job descriptions. All jobs are advertised in the local press and a selection panel of Visitors, with appropriate consultation with senior staff, shortlists and interviews the applicants.

The Charity ensures that all candidates are considered without discrimination for shortlisting.

The Visitors enjoy a good working relationship with the staff.

The Clerk makes good use of the skills and knowledge of the Visitors and is able to email them for their advice on a range of issues or discuss matters in a face to face situation in their homes.

DBS checks are undertaken on all staff.

There were no changes in respect of the staff during the year.

Staff are encouraged to contribute ideas to improve the service and have been empowered to communicate potential areas of improvement. The Clerk then discusses these informally with the Chairman or Vice Chairman and if appropriate, feeds issues or initiatives through the formal mechanism, which are the main meetings and sub-committees. The Visitors also attend the various social events and often lend a hand to help out.

The Visitors and staff have always been pleased to co-operate with any individual or organisation who may wish to learn more about the work of the Charity. Several more requests for talks on the history of the Charity have been received.

Relationship with Beneficiaries

The Visitors enjoy a friendly and supportive relationship with Beneficiaries. Applicants for Relief in Need, both individuals and organisations, receive careful consideration of their grant requests during the course of the main meetings.

Residents have each been issued with a Handbook which outlines guidelines for occupancy and allows the Charity to take appropriate action if a resident does not comply with the terms of occupancy.

A number of the Almshouse residents continue to express their gratitude for everything the Charity provides for them.

Charity's position in the wider community

Jesus Hospital Charity and Wilbraham Hospital Charity have enjoyed a long association with the area and many of the Almshouse properties have become landmarks, most notably the cottages in Wood Street and Monken Hadley.

The Charity enjoys close co-operation with neighbouring Charities such as Eleanor Palmer, Finchley Charities, Leathersellers and Valentine Poole, as there is often overlap with Relief in Need applications or applicants for housing. It also allows various organisations and other Charities to use the Meeting Room.

The Clerk and Visiting Officer also participated in several events hosted by CommUNITY Barnet, which revolved around the whole grant giving process in the borough.

The staff continue to provide excellent support for our residents and ensure that regular maintenance of the Almshouses and their grounds is carried out to a high standard. The Visitors appreciate the hard work and dedication of the staff throughout the year.

JESUS HOSPITAL IN CHIPPING BARNET

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31ST DECEMBER 2016

FINANCIAL REVIEW

Principal funding sources

The financial position of the Charity is set out in the accompanying accounts. The Charity's incoming resources are substantially generated from the fixed asset investments together with maintenance charges receivable from the Almshouse residents. The value of the Charity's fixed asset investments at 31st December 2016 amounted to £12,737,063 including freehold investment property with a market value of £4,639,000 (2015 valuation).

Total income for the year was £678,858, showing an increase compared with the previous year, which is primarily a result of increased income from listed equities and contributions from residents. After deduction for expenditure totalling £524,565, including Relief in Need of £55,273, the net incoming resources of the Charity prior to net investment gains were £154,292. After allocations to and from designated funds, there is a net increase of £6,977 in the free reserve "Accumulations of Income" resulting in a year end balance on that account of £263,445. A full summary of the movements in the reserves is given in note 18 to the accounts.

Investment policy and objectives

The current investment policy of the Charity is to achieve a balance between income, security and growth. Management of the principal investment portfolio is undertaken on a discretionary basis by Rathbone Investment Management.

Quarterly reports are provided and members of the Finance subcommittee are notified of all sales and purchases.

Reserves policy

The Visitors have examined the requirement for free reserves, which are those not invested in fixed assets, designated for specific purposes or otherwise committed. They consider that it is desirable to maintain a balance of accumulated income in the region of £250,000 as a working balance and also to provide a sum to meet any contingencies, which might arise during the year. At 31st December 2016 such accumulations amounted to £263,445.

The Visitors are aware that the Charity also needs to establish dedicated funds for maintenance and modernisation of the different types of properties for works to be undertaken as the properties become available. These unrestricted designated funds total £1,560,905 and are shown in note 18 of these accounts. At 31st December 2016 there were total unrestricted reserves of £1,882,536.

PLANS FOR THE FUTURE

In view of the need to consider the allocation of surplus funds (in excess of that allocated to Relief In Need) the Visitors remain committed to the idea of forward planning for the Charity. The Visitors continued to meet to discuss suitable plans for consideration.

The following represent some of the ongoing commitments, together with ideas for possible future development:

Almshouses - short term

Continuing refurbishment and modernisation of the Almshouses, when vacant.

Cyclical maintenance and external redecoration of Almshouse sites on a rolling programme basis.

Short to medium term

Construction of new Almshouses at Potters Lane, possibly with a 2017 start date.

Some repairs and modifications to the gardeners' compound.

Modification and refurbishment of the meeting room at Ravenscroft Lodge. Possibly as a future aspiration to construct a conservatory style extension to the rear of the building.

Residents

Continued enhancement of the lives of the residents by improving their accommodation, with special regard to matters of Health and Safety, and the promotion of further integration by way of social activities and by empowering them to contribute more to the communities in which they live.

JESUS HOSPITAL IN CHIPPING BARNET

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31ST DECEMBER 2016

PLANS FOR THE FUTURE (continued)

Investment properties

Await outcome of planning application to build 4 new one bedroom flats at Adams Court.

Maintain close co-operation with the shop tenants in the High Road to ensure these units remain fully let.

General

Meeting of all requirements which relate to matters of Health and Safety.

Continued utilisation of surplus funds for Relief In Need.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The Charity is unincorporated and was founded in 1679 by James and Mary Ravenscroft. In its current form it is administered under a Scheme made by the Charity Commission on 8th September 1997 for the purposes of managing the Charity's Almshouses in Chipping Barnet and those of the Pagitt Almshouse Charity and, in addition, affording Relief in Need to the residents of the almshouses and to other residents in the area of benefit of the Charities. The Scheme created a new combined charity and on the 9th June 1999, Jesus Hospital in Chipping Barnet was entered by the Charity Commission in the Central Register of Charities at No. 1075889.

Wilbraham Hospital Charity was linked with Jesus Hospital Charity with effect from August 2010 for the purpose of registration and accounting.

The Charity does not fundraise and seeks to continue the work desired by the founders through careful stewardship of its existing resources.

Recruitment and appointment of new Visitors

When appointing replacement or additional Visitors, the Visitors have regard to the mix of expertise required and seek to recruit accordingly. This may be achieved through open advertisement, dialogue with other charities or, professional or personal contacts. The Visitors are aware of the value of skills that each Visitor brings to the Charity and they acknowledge the importance of maintaining and enhancing those skills through the sharing of knowledge and training. New Visitors receive a welcome pack, which comprises of a brief history of the Charity together with a copy of the Scheme, minutes, accounts and reports for at least the previous year and they are also made aware of their powers and responsibilities. Visitors occasionally make unofficial visits to the office and Charity estates especially when their knowledge or opinion is particularly helpful.

Organisational structure

At the bi-monthly Ordinary Meetings the Visitors agree the broad strategy and areas of activity for the Charity, including consideration of maintenance and repairs, grant making and risk management policies and performance. The day to day administration of the almshouses and the processing and handling of grant applications prior to their consideration by the Visitors are delegated to the Clerk and Visiting Officer. The Visitors also convene Special Meetings from time to time and assisting them are several sub-committees, namely Finance & Establishment, Liaison, Property and Gardening together with Selection Panels to appoint new residents as Sisters of the Charity and to deal with employment issues.

A wide number of organisations and Charities continue to utilise Ravenscroft Lodge for their meetings at no cost.

Key management remuneration

The consideration of pay and remuneration for all staff is undertaken annually by the Charity's Finance and Establishment subcommittee. In the first instance, the chairman of the subcommittee drafts a proposal in respect of pay, which he then discusses with his colleagues.

An agreed proposal is made as a recommendation to the main Board of Visitors for determination at their November meeting.

Officers of the Charity do not participate in the discussions.

Visitors consider the workload of staff, additional areas of responsibility and take into account any changes to the operational aspects of the Charity.

JESUS HOSPITAL IN CHIPPING BARNET

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31ST DECEMBER 2016

STRUCTURE, GOVERNANCE AND MANAGEMENT (continued)

Principal risks and uncertainties

Jesus Hospital has a diverse number of charitable interests and activities, principally the almshouses and their residents, together with Relief In Need. Plus a strong commercial element, shops and residential properties which are let out on the open market.

These are combined with the investment income derived from the portfolio managed by Rathbones.

As a result of all of the above activity, there are inevitably areas which require risk management and plans and strategies to overcome them, which are detailed below:

1. Almshouses.

The Charity's staff consistently monitor the condition of the buildings and take steps to ensure they are well maintained and appropriate works undertaken. Day to day works are carried out as required and larger projects are identified and detailed within the 5 year plan. The Handyman will then prepare a specification and invite tenders for works (if they are projected to cost above £1,000).

Matters of Health and Safety are prioritised to ensure the safe occupancy of residents and there are annual checks to ensure the properties are safe, for example gas safety checks, fire safety and more recently Legionnaires Disease Risk assessments.

The Charity utilises the expertise and experience of a Property subcommittee, in addition to professional consultants who provide advice as required.

Overall, matters in respect of the buildings (and residents) are communicated to the Visitors of the Charity in the meeting papers, discussed during the course of those meetings and actioned accordingly.

2. Almshouse Residents.

In the first instance, every step is taken to ensure that qualifying residents are considered by the Charity and at a much later date, liaison is often undertaken with Social Services and various medical experts to ensure residents don't become a risk to themselves or others.

The Charity follows a prescribed selection process; application form, home visit, panel interview, references and doctor's letter. The application form and residents hand book are regularly updated to take into account any issues which may arise and may be overcome by adapting our literature as appropriate.

The Clerk is also able to consult with the Almshouse Association, discuss issues with colleagues of other Barnet almshouse charities and also participate in nationwide almshouse forums, a very useful guide to learn of working practices elsewhere.

In addition to this, the Charity employs a Visiting Officer to discuss issues with residents in their own homes, and Visitors also undertake annual visits to all properties.

The Visitors may wish to revisit the Scheme, to update the Charity's governing document and adapt this to reflect current trends and working practices.

3. Relief In Need.

The Charity is able to provide grants for Relief In Need, by utilising surplus income for this purpose. The Finance Officer is able to constantly monitor the capability of providing this function by virtue of the budget forecasts, which are produced for each meeting and thereby ascertain the available funds for R.I.N.

4. Commercial and Residential lettings.

In much the same way that the almshouse properties are managed and maintained, a similar principle is utilised to mitigate risks for the Charity's commercial lettings.

In particular the shop units are monitored through Maunder Taylor and the High Road flats by Simon Clarke.

In both cases, these consultants offer their expertise within the local area and are able to advise on national trends.

JESUS HOSPITAL IN CHIPPING BARNET

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31ST DECEMBER 2016

STRUCTURE, GOVERNANCE AND MANAGEMENT (continued)

5. Investment Management.

The Finance Sub-committee utilise the services of Rathbones to manage the Charity's portfolio and have been well satisfied with the service provided.

Rathbones have been able to manage the vagaries of the stock market and act in the Charity's best interests, providing regular updates for the Finance Sub-committee.

Finally, the Visitors also benefit by recommendations made by the Charity's appointed auditors which further strengthen working practices, plus follow an internal financial management document which sets out detailed financial procedures in all aspects of the Charity's work.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

1075889

Principal address

Ravenscroft Lodge
37 Union Street
Barnet
EN5 4HY

Trustees

Mrs B E A Sandford
Mr N A Kobish
Mr P J Mellows
Mr W D Carrington
Mrs C Cavanagh
Rev C Ferris
Mrs M McPeake
Mr M Bye
Mrs B Taylor
Mrs J Hulme
Clr B Salinger
Mr D Zane

Clerk to the Visitors

Mr S Smith

Finance Officer

Mr T Durkin

Auditors

Keelings Limited
Chartered Tax Advisers and
Chartered Certified Accountants
Broad House
1 The Broadway
Old Hatfield
Herts
AL9 5BG

Solicitors

Boyes, Sutton & Perry
20 Wood Street
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EN5 4BJ

JESUS HOSPITAL IN CHIPPING BARNET

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31ST DECEMBER 2016**

REFERENCE AND ADMINISTRATIVE DETAILS (continued)

Investment Managers

Rathbone Investment Management Limited
159 New Bond Street
London
W1S 2UD

CCLA Investment Management Limited
Senator House
85 Queen Victoria Street
London
EC4V 4ET

Bankers

National Westminster Bank Plc
120 High Street
Barnet, EN5 5FE

Letting Agents (Adams Court and 1356b High Road)

Simon Clarke
1346 High Road
Whetstone
London
N20 9HJ

Managing Agents (Whetstone Commercial)

Maunder Taylor
1320 High Road
Whetstone
London
N20 9HP

Structural and Building Surveyors

Halstead Associates
1 Athenaeum Road
Whetstone
N20 9AA

JESUS HOSPITAL IN CHIPPING BARNET

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31ST DECEMBER 2016

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 Charities SORP;
- 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 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 scheme. 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 18th May 2017 and signed on its behalf by:

Mrs B E A Sandford - Chairman of Visitors

REPORT OF THE INDEPENDENT AUDITORS TO THE TRUSTEES OF JESUS HOSPITAL IN CHIPPING BARNET

We have audited the financial statements of Jesus Hospital in Chipping Barnet for the year ended 31st December 2016 on pages thirteen to thirty. 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), including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

This report is made solely to the charity's trustees, as a body, in accordance with Section 145 of the Charities Act 2011 and regulations made under Section 154 of that Act. 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.

Respective responsibilities of trustees and auditors

As explained more fully in the Statement of Trustees Responsibilities set out on page eleven, the trustees are responsible for the preparation of the financial statements which give a true and fair view.

We have been appointed as auditors under Section 145 of the Charities Act 2011 and report in accordance with regulations made under Section 154 of that Act.

Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's Ethical Standards for Auditors.

Scope of the audit of the financial statements

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of: whether the accounting policies are appropriate to the charity's circumstances and have been consistently applied and adequately disclosed; the reasonableness of significant accounting estimates made by the trustees; and the overall presentation of the financial statements. In addition, we read all the financial and non-financial information in the Report of the Trustees to identify material inconsistencies with the audited financial statements and to identify any information that is apparently materially incorrect based on, or materially inconsistent with, the knowledge acquired by us in the course of performing the audit. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

Opinion on financial statements

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31st December 2016 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, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland'; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Charities Act 2011 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.

Keelings Limited
Chartered Tax Advisers and Chartered Certified Accountants
Eligible to act as an auditor in terms of Section 1212 of the Companies Act 2006
Broad House
1 The Broadway
Old Hatfield
Herts
AL9 5BG

18th May 2017

JESUS HOSPITAL IN CHIPPING BARNET

**STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31ST DECEMBER 2016**

	Notes	Unrestricted funds £	Restricted fund £	Endowment fund £	2016 Total funds £	2015 Total funds (see note 11) £
INCOME AND ENDOWMENTS FROM						
Donations and legacies	2	1,587	-	-	1,587	608
Investment income	3	466,771	14,462	-	481,233	456,191
Other income	4	189,276	6,760	-	196,036	178,086
Total		657,634	21,222	-	678,856	634,885
EXPENDITURE ON						
Raising funds - investment management costs	5	55,589	-	-	55,589	60,562
Charitable activities	6					
Administration		102,748	-	-	102,748	111,312
Residents		43,336	-	-	43,336	42,243
Ravenscroft Lodge - Flats 1 & 2		7,240	-	-	7,240	18,286
62-72 Wood Street		18,003	-	-	18,003	17,404
88-90 Wood Street		6,548	-	-	6,548	13,062
Grasvenor Avenue (1-15)		45,292	-	-	45,292	43,555
Potters Lane (1-16)		49,920	-	-	49,920	38,989
Garrets (76-86 Wood Street)		24,535	-	-	24,535	20,809
Pagitts (1-3)		6,758	-	-	6,758	15,605
Gardens		64,067	-	-	64,067	61,012
Wilbrahams (1-6)		11,720	6,476	-	18,196	27,762
31A Union Street		-	-	-	-	458
74A Wood Street (1-2)		16,362	-	-	16,362	-
Relief in Need	7	55,247	26	-	55,273	47,903
Queen Elizabeth Precept		400	-	-	400	400
Other		10,299	-	-	10,299	9,998
Total		518,064	6,502	-	524,566	529,360
NET OPERATING INCOME		139,570	14,720	-	154,290	105,525

JESUS HOSPITAL IN CHIPPING BARNET

**STATEMENT OF FINANCIAL ACTIVITIES - CONTINUED
FOR THE YEAR ENDED 31ST DECEMBER 2016**

	Notes	Unrestricted funds £	Restricted fund £	Endowment fund £	2016 Total funds £	2015 Total funds £
NET OPERATING INCOME						
- brought forward		139,572	14,720	-	154,290	105,525
Net gains/(losses) on investments		<u>119,615</u>	<u>35,448</u>	<u>906,970</u>	<u>1,062,033</u>	<u>1,186,230</u>
NET INCOME		259,187	50,168	906,970	1,216,323	1,291,755
Other recognised gains/(losses)						
Reclassification	12	<u>-</u>	<u>-</u>	<u>(370,937)</u>	<u>(370,937)</u>	<u>-</u>
Net movement in funds	18	259,187	50,168	536,033	845,386	1,291,755
RECONCILIATION OF FUNDS						
Total funds brought forward		<u>1,623,351</u>	<u>362,775</u>	<u>10,595,322</u>	<u>12,581,448</u>	<u>11,289,693</u>
TOTAL FUNDS CARRIED FORWARD		<u><u>1,882,536</u></u>	<u><u>412,943</u></u>	<u><u>11,131,355</u></u>	<u><u>13,426,834</u></u>	<u><u>12,581,448</u></u>

CONTINUING OPERATIONS

All income and expenditure has arisen from continuing activities.

JESUS HOSPITAL IN CHIPPING BARNET

**BALANCE SHEET
AT 31ST DECEMBER 2016**

	Notes	Unrestricted funds £	Restricted fund £	Endowment fund £	2016 Total funds £	2015 Total funds £
FIXED ASSETS						
Tangible assets	13	-	-	206,982	206,982	315,482
Investments						
Investments	14	1,253,646	346,348	6,498,069	8,098,063	6,884,520
Investment property	15	-	-	4,639,000	4,639,000	4,885,500
		<u>1,253,646</u>	<u>346,348</u>	<u>11,344,051</u>	<u>12,944,045</u>	<u>12,085,502</u>
CURRENT ASSETS						
Debtors	16	52,063	696	-	52,759	47,845
Cash at bank and in hand		<u>643,100</u>	<u>67,774</u>	<u>(212,696)</u>	<u>498,178</u>	<u>531,223</u>
		<u>695,163</u>	<u>68,470</u>	<u>(212,696)</u>	<u>550,937</u>	<u>579,068</u>
CREDITORS						
Amounts falling due within one year	17	<u>(66,273)</u>	<u>(1,875)</u>	-	<u>(68,148)</u>	<u>(83,122)</u>
NET CURRENT ASSETS		<u>628,890</u>	<u>66,595</u>	<u>(212,696)</u>	<u>482,789</u>	<u>495,946</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>1,882,536</u>	<u>412,943</u>	<u>11,131,355</u>	<u>13,426,834</u>	<u>12,581,448</u>
NET ASSETS		<u><u>1,882,536</u></u>	<u><u>412,943</u></u>	<u><u>11,131,355</u></u>	<u><u>13,426,834</u></u>	<u><u>12,581,448</u></u>
FUNDS						
Unrestricted funds	18				1,882,536	1,623,351
Restricted funds					412,943	362,775
Endowment funds					<u>11,131,355</u>	<u>10,595,322</u>
TOTAL FUNDS					<u><u>13,426,834</u></u>	<u><u>12,581,448</u></u>

The financial statements were approved by the Board of Trustees on 18th May 2017 and were signed on its behalf by:

Mrs B E A Sandford –Chairman of Visitors

N A Kobish -Trustee

D Zane -Trustee

The notes form part of these financial statements

JESUS HOSPITAL IN CHIPPING BARNET**CASH FLOW STATEMENT
FOR THE YEAR ENDED 31ST DECEMBER 2016**

	Notes	2016 £	2015 £
Cash flows from operating activities:			
Cash generated from operations	1	<u>(280,709)</u>	<u>(263,780)</u>
Net cash provided by (used in) operating activities		<u>(280,709)</u>	<u>(263,780)</u>
Cash flows from investing activities:			
Purchase of tangible fixed assets		(26,471)	(67,603)
Purchase of fixed asset investments		(356,192)	(339,865)
Sale of fixed asset investments		204,681	451,769
Unit Trust income received		65,570	64,459
Rental income received		249,326	236,766
Investment management costs		(55,589)	(60,562)
Interest received		8,389	8,640
Dividends received		<u>157,950</u>	<u>146,326</u>
Net cash provided by (used in) investing activities		<u>247,664</u>	<u>439,930</u>
Change in cash and cash equivalents in the reporting period		(33,045)	176,150
Cash and cash equivalents at the beginning of the reporting period		<u>531,223</u>	<u>355,073</u>
Cash and cash equivalents at the end of the reporting period		<u>498,178</u>	<u>531,223</u>

The notes form part of these financial statements

JESUS HOSPITAL IN CHIPPING BARNET

**NOTES TO THE CASH FLOW STATEMENT
FOR THE YEAR ENDED 31ST DECEMBER 2016**

1. RECONCILIATION OF NET INCOME TO NET CASH FLOW FROM OPERATING ACTIVITIES

	2016	2015
	£	£
Net income for the reporting period (as per the statement of financial activities)	1,216,323	1,291,755
Adjustments for:		
Depreciation charges	10,535	8,326
Gain on investments	(1,062,033)	(1,186,231)
Interest received	(8,389)	(8,640)
Dividends received	(157,950)	(146,326)
Unit Trust income received	(65,570)	(64,459)
Rental income received	(249,326)	(236,766)
Investment management costs	55,589	60,562
(Increase)/decrease in debtors	(4,914)	1,981
(Decrease)/increase in creditors	<u>(14,974)</u>	<u>16,018</u>
Net cash provided by (used in) operating activities	<u>(280,709)</u>	<u>(263,780)</u>

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST DECEMBER 2016**

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) '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 2015)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

Changes in accounting policies

The only change to accounting policies as a result of the transition to FRS 102 was the requirement to revalue investment property on an annual basis.

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

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.

Grants are made by the charity from time to time to provide funds to qualifying organisations and individuals in the charity's geographical area of operation in their time of need.

Raising funds

Raising funds includes all expenditure incurred by the charity to raise funds for its charitable purposes and includes costs of all fundraising activities, events and non-charitable trading.

Charitable activities

Charitable activities are all the resources expended by the charity that is directed at the achievement of its charitable aims and objectives. Support costs are separated and these are costs incurred to enable the charitable activities to take place.

Governance costs

Governance costs include all costs associated with the compliance of the legal framework of the charity, including audit and accountancy fees and 25% of the office staff salaries and national insurance apportioned to administration.

Allocation and apportionment of costs

All other resources expended are split between charitable activities and costs of generating funds, with only the investment management charges, investment property direct costs and related management charges being attributable to costs of generating funds. The salaries and other direct personnel costs are apportioned between Governance costs and relevant cost headings on the basis of the time attributable to those respective cost areas.

JESUS HOSPITAL IN CHIPPING BARNET

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED FOR THE YEAR ENDED 31ST DECEMBER 2016

1. ACCOUNTING POLICIES - continued

Tangible fixed assets

Expenditure on tangible fixed assets in excess of £500 is capitalised and depreciated to write off the cost less the estimated residual value by equal instalments over the estimated lives of the fixed assets as follows:

Fixtures and fittings	-	25% on cost
Motor vehicles	-	25% on cost

Freehold properties used for charitable purposes are reflected in the financial statements at cost. The building element of the cost of 37 Union Street is being written off over the expected useful life of the property of 50 years from purchase with effect from 1st January 2000. Any additions or improvements to freehold property are to be written off over an expected useful life of 50 years from the date of acquisition.

Where almshouses were constructed in earlier centuries there is no record of their original cost and in any case this would have been long since written off. Where original cost information is available relating to expenditure on the almshouses, this has been capitalised and depreciated over its expected useful life.

Freehold properties are subject to a periodic impairment review by the Visitors.

Taxation

The charity is exempt from income and capital gains tax on its charitable activities.

Fund accounting

Capital Endowment

The capital endowment funds represent the original endowments of the charity. The income arising within this fund is wholly unrestricted.

Accumulation of Income Fund

This consists of the accumulated income of the charity and is unrestricted. Transfers to and from this fund are considered by the Visitors on an annual basis.

Extraordinary Repair Fund

This represents designated unrestricted funds set aside and used by the Visitors for the purpose of extraordinary repairs required to the almshouses.

Freehold Residential Property Fund

This represents an unrestricted fund set up and used for the purpose of acquiring or enhancing a freehold residential property.

Property Refurbishment & Modernisation Fund - Almshouses

This represents designated unrestricted funds set aside and used by the Visitors for the purpose of almshouse refurbishment and modernisation.

Property Refurbishment & Modernisation Fund - Investment Properties

This represents designated unrestricted funds set aside and used by the Visitors for the purpose of Investment property refurbishment and modernisation.

Cyclical Maintenance Fund

This represents a designated unrestricted fund set aside and used by the Visitors for the purpose of covering fluctuations in the levels of cyclical maintenance expenditure on the almshouses.

JESUS HOSPITAL IN CHIPPING BARNET

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED FOR THE YEAR ENDED 31ST DECEMBER 2016

1. ACCOUNTING POLICIES - continued

Reserve Funds

These represent designated unrestricted funds set aside and used by the Visitors for the purpose of development and improvement of the almshouse estates, the provision of relief in need grants and for the cyclical maintenance of the properties.

Residents' fund

This fund has been set up for donations and legacies received and is used to benefit the residents living in the almshouses.

Wilbrahams

There is a fund for the 'united' charity - Wilbraham's Hospital Charity. This includes all assets from their previous accounts and all income and expenditure for their almshouses this year. This is a restricted fund for the use of the Wilbraham's almshouses only.

Pension costs and other post-retirement benefits

The Charity currently makes unfunded non-contractual pension payments to certain former employees. Such payments are charged to the statement of financial activities as incurred. Payments to the Charity's defined contribution scheme for current qualifying employees are charged to the Statement of Financial Activities in the year in which the payments are due to be made. Payments for past service are recognised in the year in which the liability to make the payment is accepted.

Investment properties and other investments

Investment property is shown at fair value and is valued annually by the Visitors (Trustees) and at least every 5 years by an external expert. Any annual surplus or deficit recognised is transferred to the fund of which the property forms a part.

Refurbishment costs on the commercial properties are capitalised. The costs associated with converting income funded almshouses into residential properties are also capitalised.

Other investments are shown at market value as determined by independent advisors, any unrealised gain or loss being transferred to the fund of which the investment forms a part.

The net gains and losses arising on revaluation and disposals during the year are included in the Statement of Financial Activities.

JESUS HOSPITAL IN CHIPPING BARNET

**NOTES TO THE FINANCIAL STATEMENTS - CONTINUED
FOR THE YEAR ENDED 31ST DECEMBER 2016**

2. DONATIONS AND LEGACIES

	2016 £	2015 £
Donations	1,020	100
Sundry income	<u>567</u>	<u>508</u>
	<u>1,587</u>	<u>608</u>

3. INVESTMENT INCOME

	2016 £	2015 £
Rents received from rental properties	249,324	236,766
Income from unit trusts	65,570	64,459
Fixed interest	34,008	33,301
Dividends from equities	123,942	113,025
Interest from deposits	7,605	7,959
COIF deposit interest	<u>784</u>	<u>681</u>
	<u>481,233</u>	<u>456,191</u>

Recognised gains and losses

	2016 £	2015 £
Fixed asset investments - gain on disposal	16,594	18,867
Fixed asset investments - gain on revaluation	1,045,438	(88,136)
Investment property - gain on revaluation	<u>-</u>	<u>1,255,500</u>
Net gain/(loss) on investment assets	<u>1,062,032</u>	<u>1,186,231</u>

All gains and losses are taken to the statement of financial activities as they arise. Realised gains and losses on investments are calculated as the difference between sale proceeds and opening market value (purchase date if later). Unrealised gains and losses are calculated as the difference between market value at the year end and opening market value (or purchase date if later). Realised and unrealised gains are separated in note 14.

4. OTHER INCOME

Contributions from residents

Residents' contributions include weekly contributions towards the cost of utilities and maintenance charges.

**5. RAISING FUNDS - INVESTMENT
MANAGEMENT COSTS**

Investment management costs

	2016 £	2015 £
Portfolio management	23,167	19,690
Property management costs	7,810	8,026
Legal and professional fees	2,665	4,411
Investment properties utilities, maintenance and insurance	3,412	5,146
Investment property repairs	<u>18,535</u>	<u>23,289</u>
	<u>55,589</u>	<u>60,562</u>

JESUS HOSPITAL IN CHIPPING BARNET

**NOTES TO THE FINANCIAL STATEMENTS - CONTINUED
FOR THE YEAR ENDED 31ST DECEMBER 2016**

6. CHARITABLE ACTIVITIES COSTS

	Direct costs	Grant funding of activities (See note 7)	Support costs (See note 8)	Totals
	£	£	£	£
Administration	17,790	-	84,958	102,748
Residents	43,336	-	-	43,336
Ravenscroft Lodge - Flats 1 & 2	7,240	-	-	7,240
62-72 Wood Street	18,003	-	-	18,003
88-90 Wood Street	6,548	-	-	6,548
Grasvenor Avenue (1-15)	45,292	-	-	45,292
Potters Lane (1-16)	49,920	-	-	49,920
Garrets (76-86 Wood Street)	24,535	-	-	24,535
Pagitts (1-3)	6,758	-	-	6,758
Gardens	64,067	-	-	64,067
Wilbrahams (1-6)	17,772	-	424	18,196
74A Wood Street (1-2)	16,362	-	-	16,362
Relief in Need	-	55,273	-	55,273
Queen Elizabeth Precept	-	400	-	400
	<u>317,623</u>	<u>55,673</u>	<u>85,382</u>	<u>458,678</u>

7. GRANTS PAYABLE

	2016	2015
	£	£
Relief in Need	55,273	47,903
Queen Elizabeth Precept	<u>400</u>	<u>400</u>
	<u>55,673</u>	<u>48,303</u>

The total grants paid to institutions during the year was as follows:

	2016	2015
	£	£
Institutions	<u>50,769</u>	<u>39,920</u>

The total grants paid to individuals during the year was as follows:

	2016	2015
	£	£
Individuals	<u>4,904</u>	<u>8,383</u>

The Trustees' Report provides fuller detail of the grants paid in the year.

JESUS HOSPITAL IN CHIPPING BARNET

**NOTES TO THE FINANCIAL STATEMENTS - CONTINUED
FOR THE YEAR ENDED 31ST DECEMBER 2016**

8. SUPPORT COSTS

	Management £	Governance costs £	Totals £
Administration	61,360	23,598	84,958
Wilbrahams (1-6)	<u>424</u>	<u>-</u>	<u>424</u>
	<u>61,784</u>	<u>23,598</u>	<u>85,382</u>

9. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31st December 2016 nor for the year ended 31st December 2015.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31st December 2016 nor for the year ended 31st December 2015.

10. STAFF COSTS

	2016 £	2015 £
Wages and salaries	181,232	175,479
Social security costs	14,337	14,488
Other pension costs	<u>21,773</u>	<u>21,562</u>
	<u>217,342</u>	<u>211,529</u>

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

	2016	2015
Administration	3	3
Residents Liaison	1	1
General Maintenance	1	1
Gardens	<u>2</u>	<u>2</u>
	<u>7</u>	<u>7</u>

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

Staff costs have been allocated, using a percentage formula agreed with the Finance Officer, across cost centres for charitable activities, and support costs for administration and governance.

JESUS HOSPITAL IN CHIPPING BARNET

**NOTES TO THE FINANCIAL STATEMENTS - CONTINUED
FOR THE YEAR ENDED 31ST DECEMBER 2016**

11. 2015 COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds £	Restricted fund £	Endowment fund £	Total funds £
INCOME AND ENDOWMENTS FROM				
Donations and legacies	608	-	-	608
Investment income	442,064	14,127	-	456,191
Other income	172,076	6,010	-	178,086
Total	614,748	20,137	-	634,885
EXPENDITURE ON				
Raising funds - investment management costs	60,562	-	-	60,562
Charitable activities				
Administration	111,312	-	-	111,312
Residents	42,243	-	-	42,243
Ravenscroft Lodge - Flats 1 & 2	18,286	-	-	18,286
62-72 Wood Street	17,404	-	-	17,404
88-90 Wood Street	13,062	-	-	13,062
Grasvenor Avenue (1-15)	43,555	-	-	43,555
Potters Lane (1-16)	38,989	-	-	38,989
Garrets (76-86 Wood Street)	20,809	-	-	20,809
Pagitts (1-3)	15,605	-	-	15,605
Gardens	61,012	-	-	61,012
Relief in Need	47,903	-	-	47,903
Wilbrahams (1-6)	12,605	15,157	-	27,762
Queen Elizabeth Precept	400	-	-	400
31A Union Street	458	-	-	458
Other	9,998	-	-	9,998
Total	514,203	15,157	-	529,360
Net gains/(losses) on investments	4,222	(8,441)	1,190,449	1,186,230
NET INCOME	104,767	(3,461)	1,190,449	1,291,755
RECONCILIATION OF FUNDS				
Total funds brought forward	1,518,584	366,236	9,404,873	11,289,693
TOTAL FUNDS CARRIED FORWARD	<u>1,623,351</u>	<u>362,775</u>	<u>10,595,322</u>	<u>12,581,448</u>

JESUS HOSPITAL IN CHIPPING BARNET

**NOTES TO THE FINANCIAL STATEMENTS - CONTINUED
FOR THE YEAR ENDED 31ST DECEMBER 2016**

12. RECLASSIFICATION OF PROPERTIES

The reclassification of the flats at 74A Wood Street from investment properties to almshouses during the year had the following effect:

	<u>Capital Endowment</u>
Decrease in value of investment property:	(£481,500)
Increase in freehold property cost:	£68,550
Increase in freehold property depreciation:	<u>(£46,162)</u>
	<u>(£459,112)</u>

Reclassification of 31A Union Street from freehold property to investment property during the year had the following effect:

	<u>Capital Endowment</u>
Increase in value of investment property:	£235,000
Decrease in freehold property cost:	<u>(£146,826)</u>
	<u>£88,174</u>

As can be seen on the face of the SOFA, the overall effect of the reclassifications on the Capital Endowment Fund is therefore as follows:

	<u>Capital Endowment</u>
Loss on fund in respect of 74A Wood Street:	(£459,112)
Gain on fund in respect of 31A Union Street:	<u>£88,174</u>
	<u>(£370,938)</u>

JESUS HOSPITAL IN CHIPPING BARNET

**NOTES TO THE FINANCIAL STATEMENTS - CONTINUED
FOR THE YEAR ENDED 31ST DECEMBER 2016**

13. TANGIBLE FIXED ASSETS

	Freehold property	Fixtures and fittings	Motor vehicles	Totals
	£	£	£	£
COST				
At 1st January 2016	504,432	24,762	11,500	540,694
Additions	26,471	-	-	26,471
Reclassification	<u>(78,275)</u>	<u>-</u>	<u>-</u>	<u>(78,275)</u>
At 31st December 2016	<u>452,628</u>	<u>24,762</u>	<u>11,500</u>	<u>488,890</u>
DEPRECIATION				
At 1st January 2016	191,569	22,143	11,500	225,212
Charge for year	8,935	1,599	-	10,534
Reclassification	<u>46,162</u>	<u>-</u>	<u>-</u>	<u>46,162</u>
At 31st December 2016	<u>246,666</u>	<u>23,742</u>	<u>11,500</u>	<u>281,908</u>
NET BOOK VALUE				
At 31st December 2016	<u>205,962</u>	<u>1,020</u>	<u>-</u>	<u>206,982</u>
At 31st December 2015	<u>312,863</u>	<u>2,619</u>	<u>-</u>	<u>315,482</u>

Currently there are 50 almshouses managed by the Charity. The original almshouses known as the Hospital situated at 62/72 Wood Street were provided by James Ravenscroft in 1672 and established as Jesus Hospital in 1679.

The total insurance value of all these items amounts to £7,793,565.

In 1734 a further six properties were built at 76/86 Wood Street to be known as Garretts Almshouses. The financial provision for these original units was from income from the ten acres of land in Bethnal Green. This land was owned by the Charity and provided income until 1979 when it was acquired compulsorily by the Greater London Council.

Further properties were not added until 1927 when 12 units were built at Potters Lane and in 1934 another 12 cottages were built at Grasvenor Avenue. These two estates were each added to in 1951 increasing their totals to 15 and 14 respectively.

In 1978 when the offices at Ravenscroft Lodge in Union Street were built the opportunity was taken to include two flats for use as almshouses. In 1983 two cottages were built at 88/90 Wood Street and these are named after Mary Ravenscroft. Cost information is available for these acquisitions with reference to 'The Story of Jesus Hospital Charity in Chipping Barnet 1672-1993', written by ex-clerk to the Charity, Laurie Adams. These have therefore been recognised in the accounts as freehold property.

Three further units, formerly the estate of the Pagitts Charity, were finally incorporated in 1984.

During the current year, the two flats at 74A Wood Street were reclassified from investment properties to freehold properties, and this then totals to the current number of 50.

Wilbraham's Hospital Charity was united with Jesus Hospital Charity during 2010. They have 6 almshouses, with an insurance value of £567,514.

In 2014, the purchase of 31A Union Street was completed, with the intention for it to be developed and designated as a dual use property. The property development was completed during 2016, and is now being let out at a commercial rent. Therefore, the property has been reclassified from freehold property to investment property during the year.

JESUS HOSPITAL IN CHIPPING BARNET

**NOTES TO THE FINANCIAL STATEMENTS - CONTINUED
FOR THE YEAR ENDED 31ST DECEMBER 2016**

13. TANGIBLE FIXED ASSETS - continued

Initial plans have began to develop the Potters Lane site to build additional almshouses, and also development of the investment properties at Adams Court. Therefore, costs incurred during the year which are deemed to be directly attributable to these projects have been capitalised.

Where almshouses were constructed in earlier centuries there is no record of their original cost and in any case this would have been long since written off. Where original cost information is available relating to expenditure on the almshouses, this has been capitalised and depreciated over its expected useful life.

14. FIXED ASSET INVESTMENTS

	Fixed interest stocks £	Listed equities £	Unit Trusts £	Totals £
MARKET VALUE				
At 1st January 2016	825,682	3,243,080	2,815,758	6,884,520
Additions	99,608	158,576	98,008	356,192
Disposals	(127,059)	(28,832)	(48,790)	(204,681)
Revaluation	66,749	459,082	519,607	1,045,438
Profit and loss on disposal	<u>(3,803)</u>	<u>15,527</u>	<u>4,870</u>	<u>16,594</u>
At 31st December 2016	<u>861,177</u>	<u>3,847,433</u>	<u>3,389,453</u>	<u>8,098,063</u>
NET BOOK VALUE				
At 31st December 2016	<u>861,177</u>	<u>3,847,433</u>	<u>3,389,453</u>	<u>8,098,063</u>
At 31st December 2015	<u>825,682</u>	<u>3,243,080</u>	<u>2,815,758</u>	<u>6,884,520</u>

There were Fixed Interest investments with a market value of £218,400 held outside the UK.

The portfolio is currently split with 47.51% UK Equities, 10.63% Fixed Interest, and 41.86% Unit Trusts.

15. INVESTMENT PROPERTY

	£
MARKET VALUE	
At 1st January 2016	4,885,500
Reclassification	<u>(246,500)</u>
At 31st December 2016	<u>4,639,000</u>
NET BOOK VALUE	
At 31st December 2016	<u>4,639,000</u>
At 31st December 2015	<u>4,885,500</u>

Investment properties above comprise 5 shops and 6 flats on the High Road, Whetstone, London, N20, and 5 houses on Union Street, Barnet, EN5. During 2016 1 house on Wood Street, Barnet, EN5, which was formerly used as a commercial let, was taken into use as almshouses and is therefore now shown as freehold property within the accounts.

JESUS HOSPITAL IN CHIPPING BARNET

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED FOR THE YEAR ENDED 31ST DECEMBER 2016

15. INVESTMENT PROPERTY - continued

4 houses in Union Street were originally purchased from accumulated income funds to be used as almshouses and as a result no value was placed thereon. It was subsequently agreed that these properties be reclassified in the 2007 accounts as available for letting and are included and valued accordingly as investment assets. 1 additional house on Union Street was brought into use during 2016 and its value has therefore been incorporated in the 2016 accounts.

The Visitors have adopted a policy of revaluing the investment properties on a five yearly cycle subject only to recognition of any significant improvements or similar changes. In view of the adoption of the Charities SORP (FRS 102), effective 1 January 2016, the Visitors considered it appropriate that the full valuation due at the end of 2016 should be undertaken one year earlier.

A full valuation of the investment properties was therefore carried out at 31st December 2015 by Mr N Maunder Taylor BSc Hons MRICS of Maunder Taylor (Chartered Surveyors) for the purposes of the accounts and for no other purpose in the total sum of £4,885,500.

The net effect of the reclassification of 74A Wood Street to almshouses and the incorporation of 31A Union Street for the first time this year, is a reduction in the investment property value of £246,500 to £4,639,000 at 31st December 2016.

It was deemed that, in following the Charities SORP (FRS 102), to carry out an external valuation each year would require undue cost and effort, and accordingly the Visitors have themselves assessed the fair value of the investment property portfolio at 31st December 2016 at £4,639,000.

16. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2016	2015
	£	£
Rent debtors	28,519	25,852
Other debtors	<u>24,240</u>	<u>21,993</u>
	<u>52,759</u>	<u>47,845</u>

17. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2016	2015
	£	£
Taxation and social security	4,974	4,738
Other creditors	<u>63,174</u>	<u>78,384</u>
	<u>68,148</u>	<u>83,122</u>

JESUS HOSPITAL IN CHIPPING BARNET

**NOTES TO THE FINANCIAL STATEMENTS - CONTINUED
FOR THE YEAR ENDED 31ST DECEMBER 2016**

18. MOVEMENT IN FUNDS

	At 1.1.16 £	Net movement in funds £	Transfers between funds £	At 31.12.16 £
Unrestricted funds				
Extraordinary Repair Fund	570,777	113,957	(65,000)	619,734
Freehold Residential Property Fund	198,924	-	-	198,924
Property Refurbishment & Modernisation Fund - Almshouses	124,051	-	-	124,051
Property Refurbishment & Modernisation Fund - Investment Properties	74,564	-	-	74,564
Future Development and Improvement of the Almshouses and Investment Properties	300,381	13,251	190,000	503,632
Relief In Need Fund	49,000	-	-	49,000
Cyclical Maintenance Fund	40,000	-	-	40,000
Accumulations of Income	256,468	131,977	(125,000)	263,445
Residents Fund	9,186	-	-	9,186
	<u>1,623,351</u>	<u>259,185</u>	<u>-</u>	<u>1,882,536</u>
Restricted funds				
Wilbraham Hospital Charity	362,775	50,168	-	412,943
Endowment funds				
Capital Endowment	10,595,322	536,033	-	11,131,355
	<u>12,581,448</u>	<u>845,386</u>	<u>-</u>	<u>13,426,834</u>

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

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
Extraordinary Repair Fund	37,523	(29,930)	106,364	113,957
Accumulations of Income	620,111	(488,134)	-	131,977
Future Development and Improvement of the Almshouses and Investment Properties	-	-	13,251	13,251
	<u>657,634</u>	<u>(518,064)</u>	<u>119,615</u>	<u>259,185</u>
Restricted funds				
Wilbraham Hospital Charity	21,222	(6,502)	35,448	50,168
Endowment funds				
Capital Endowment	-	-	536,033	536,033
	<u>678,856</u>	<u>(524,566)</u>	<u>691,096</u>	<u>845,386</u>

JESUS HOSPITAL IN CHIPPING BARNET

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED FOR THE YEAR ENDED 31ST DECEMBER 2016

18. MOVEMENT IN FUNDS - continued

Transfers between funds

It was decided by the Visitors that a total of £190,000 should be transferred the Future Development and Improvement of the Almshouses and Investment Properties fund. £125,000 of this was transferred from the Accumulations of Income Fund and £65,000 was transferred from the Extraordinary Repair Fund. The Visitors felt that, in view of the anticipated work at Potters Lane in the near future, it was appropriate to make these transfers. The Accumulations of Income fund retains a balance slightly in excess of the desired working balance of £250,000, as referred to in the Trustees Report.

19. CAPITAL COMMITMENTS

	2016	2015
	£	£
Contracted but not provided for in the financial statements	<u>-</u>	<u>5,694</u>

The 2015 commitment was in respect of a contract with Moat Construction and Maintenance Ltd for work at 31A Union Street.

20. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31st December 2016.

21. TAXATION

No provision is required for UK taxation since the Charity's activities fall within the special exemption for charitable activities given by section 505 of the Income and Corporation Taxes Act 1988.

22. PENSION COMMITMENTS

During the year 2000 the Visitors approved in principle the formalisation of the pre-existing non-contractual pension expectation arrangements in respect of the then current employees such that payments are made from the year 2001 onwards on a defined contribution basis for the current service of qualifying employees. Such contributions are recognised as expenditure in the Statement of Financial Activities in the year in which the payments are due.

From April 2001 the Charity contributes 8% of eligible employees' gross annual salaries for the benefit of their personal pension funds.

The funds of the above schemes were held in separately administered funds by Clerical Medical until 2016. The funds are now administered by Royal London.

Contributions to the scheme for the year amounted to £11,474 for 5 employees (2015: £11,564 - 5 employees). During the year, 1 employee left the scheme and another employee joined.

The Charity is currently making unfunded non-contractual pension payments of £8,624 per annum to the widow of a former employee out of its general income. In addition, the Visitors agreed to make a non-contractual pension payment of £1,675 per annum to an employee who retired at the end of 2006. These costs are expensed when paid.

23. FIRST YEAR ADOPTION OF FRS 102

Transitional relief

Jesus Hospital Charity are a large Charity as defined by the Charities SORP (FRS 102), and therefore no transitional reliefs were taken advantage of during the year,

JESUS HOSPITAL IN CHIPPING BARNET

**RECONCILIATION OF INCOME AND EXPENDITURE
FOR THE YEAR ENDED 31ST DECEMBER 2015**

	Notes	UK GAAP £	Effect of transition to FRS 102 £	FRS 102 £
INCOME AND ENDOWMENTS FROM				
Donations and legacies		608	-	608
Investment income		456,191	-	456,191
Other income		<u>178,086</u>	<u>-</u>	<u>178,086</u>
Total		634,885	-	634,885
EXPENDITURE ON				
Raising funds - investment management costs		60,562	-	60,562
Charitable activities		458,800	-	458,800
Other		<u>9,998</u>	<u>-</u>	<u>9,998</u>
Total		529,360	-	529,360
Net gains/(losses) on investments		<u>1,186,230</u>	<u>-</u>	<u>1,186,230</u>
NET INCOME		<u><u>1,291,755</u></u>	<u><u>-</u></u>	<u><u>1,291,755</u></u>

JESUS HOSPITAL IN CHIPPING BARNET

**RECONCILIATION OF FUNDS
AT 1ST JANUARY 2015
(DATE OF TRANSITION TO FRS 102)**

	Notes	UK GAAP £	Effect of transition to FRS 102 £	FRS 102 £
FIXED ASSETS				
Tangible assets		256,205	-	256,205
Investments				
Investments		7,065,693	-	7,065,693
Investment property		<u>3,630,000</u>	-	<u>3,630,000</u>
		10,951,898	-	10,951,898
CURRENT ASSETS				
Debtors		49,826	-	49,826
Cash at bank and in hand		<u>355,073</u>	-	<u>355,073</u>
		404,899	-	404,899
CREDITORS				
Amounts falling due within one year		(67,104)	-	(67,104)
		<u>337,795</u>	-	<u>337,795</u>
NET CURRENT ASSETS				
		11,289,693	-	11,289,693
TOTAL ASSETS LESS CURRENT LIABILITIES				
		<u>11,289,693</u>	-	<u>11,289,693</u>
FUNDS				
Unrestricted funds		1,518,584	-	1,518,584
Restricted funds		366,236	-	366,236
Endowment funds		<u>9,404,873</u>	-	<u>9,404,873</u>
TOTAL FUNDS				
		<u>11,289,693</u>	-	<u>11,289,693</u>

JESUS HOSPITAL IN CHIPPING BARNET

**RECONCILIATION OF FUNDS
AT 31ST DECEMBER 2015**

	Notes	UK GAAP £	Effect of transition to FRS 102 £	FRS 102 £
FIXED ASSETS				
Tangible assets		315,482	-	315,482
Investments				
Investments		6,884,520	-	6,884,520
Investment property		<u>4,885,500</u>	-	<u>4,885,500</u>
Total		12,085,502	-	12,085,502
CURRENT ASSETS				
Debtors		47,845	-	47,845
Cash at bank and in hand		<u>531,223</u>	-	<u>531,223</u>
		579,068	-	579,068
CREDITORS				
Amounts falling due within one year		(83,122)	-	(83,122)
		<u>495,946</u>	-	<u>495,946</u>
NET CURRENT ASSETS				
		12,581,448	-	12,581,448
TOTAL ASSETS LESS CURRENT LIABILITIES				
		<u>12,581,448</u>	-	<u>12,581,448</u>
NET ASSETS				
		<u>12,581,448</u>	-	<u>12,581,448</u>
FUNDS				
Unrestricted funds		1,623,351	-	1,623,351
Restricted funds		362,775	-	362,775
Endowment funds		<u>10,595,322</u>	-	<u>10,595,322</u>
TOTAL FUNDS		<u>12,581,448</u>	-	<u>12,581,448</u>

JESUS HOSPITAL IN CHIPPING BARNET**DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31ST DECEMBER 2016**

	2016	2015
	£	£
INCOME AND ENDOWMENTS		
Donations and legacies		
Donations	1,020	100
Sundry income	<u>567</u>	<u>508</u>
	1,587	608
Investment income		
Rents received from rental properties	249,324	236,766
Income from unit trusts	65,570	64,459
Fixed interest	34,008	33,301
Dividends from equities	123,942	113,025
Interest from deposits	7,605	7,959
COIF deposit interest	<u>784</u>	<u>681</u>
	481,233	456,191
Other income		
Contributions from residents	<u>196,036</u>	<u>178,086</u>
Total incoming resources	678,856	634,885
EXPENDITURE		
Investment management costs		
Portfolio management	23,167	19,690
Property management costs	7,810	8,026
Legal and professional fees	2,665	4,411
Investment properties utilities, maintenance and insurance	3,412	5,146
Investment property repairs	<u>18,535</u>	<u>23,289</u>
	55,589	60,562
Charitable activities		
Wages	144,804	140,113
Social security	11,701	11,807
Pensions	9,286	8,356
Insurance	7,210	7,300
Light and heat	37,426	38,836
Repairs	74,856	83,334
Rates and water	9,269	8,606
Other garden costs	7,372	10,010
Legal & professional	5,164	1,505
Freehold property depreciation	8,936	6,727
Fixtures and fittings depreciation	1,599	1,599
Grants to institutions	50,769	39,920
Grants to individuals	<u>4,904</u>	<u>8,383</u>
	373,296	366,496

This page does not form part of the statutory financial statements

JESUS HOSPITAL IN CHIPPING BARNET

**DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31ST DECEMBER 2016**

	2016	2015
	£	£
Other		
Pensions	10,299	9,998
Support costs		
Management		
Wages	25,927	26,198
Social security	1,839	1,918
Pensions	2,188	3,208
Office repairs	7,352	15,121
Admin expenses	<u>24,478</u>	<u>23,628</u>
	61,784	70,073
Governance costs		
Wages	10,501	9,168
Social security	797	763
Auditors' remuneration	6,300	6,300
Auditors' remuneration for non audit work	<u>6,000</u>	<u>6,000</u>
	<u>23,598</u>	<u>22,231</u>
Total resources expended	524,566	529,360
	_____	_____
Net income	<u><u>154,290</u></u>	<u><u>105,525</u></u>