

**REPORT OF THE TRUSTEES AND
FINANCIAL STATEMENTS FOR THE YEAR ENDED
31ST DECEMBER 2018
FOR
JESUS HOSPITAL IN CHIPPING BARNET**

Keelings Limited, Statutory Auditor
Chartered Tax Advisers and
Chartered Certified Accountants
Broad House
1 The Broadway
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Herts
AL9 5BG

JESUS HOSPITAL IN CHIPPING BARNET

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FOR THE YEAR ENDED 31ST DECEMBER 2018**

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JESUS HOSPITAL IN CHIPPING BARNET

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31ST DECEMBER 2018

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 bedsit units at Wilbraham's Charity, which are sited on 6 estates in Barnet.

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) 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 Finance Committee review this charge and the contributions towards utilities on an annual basis. As signalled in last year's Annual Report, the Weekly Maintenance Charge in respect of the Jesus Hospital almshouses was increased from £80 to £85 per week with effect from 1st April 2018.

Likewise, the Visitors agreed that the Weekly Maintenance Charge for Wilbraham's should be increased from £30 to £33 per week, also effective from 1st April 2018.

Significant activities

There were five changes in respect of the occupation of the almshouses. Two residents sadly died and three left their almshouses to live elsewhere. The Charity welcomed four new Sisters.

Unfortunately, the Visitors had to commence legal proceedings to set aside the appointment of one resident due to a number of issues and areas of concern over her occupancy.

The Visitors undertook Annual Visits to the Almshouse Estates in September 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 holds a coffee morning where the Ladies can enjoy coffee and a chat and mingle with fellow residents. From time to time, they are joined by people who have expressed an interest in the almshouses, either as potential applicants or for historical research. 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 the team 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 9 August, some of the Ladies, Visitors and Staff travelled by coach to Windsor to enjoy a boat trip, with lunch provided, on the River Thames.

The main activity during 2018 was the commencement of the works at Potters Lane to construct 7 new almshouse units. In May, following the award of the contract to Living Architects to lead the design team and liaise with all relevant contractors and consultants, the Charity organised a "Residents Engagement" event to give Potters Lane residents an opportunity to look at the plans and ask questions about the scheme. The commencement date was delayed by a month due to shortages of certain building materials and labour but work finally began on site on 11 June, 2018. From the outset representatives of the Charity have attended regular on-site progress meetings and this has ensured that the Charity has retained an active and on-going presence throughout the development. The contractors too have worked hard to maintain excellent relations with the residents and this has contributed to the very positive atmosphere around the site. Other notable features are the addition of solar panels and, on the advice of the London Fire Brigade, a sprinkler system in one of the blocks. All three blocks have been constructed without chimneys but have been designed to blend in with the existing units. The expected completion date is late June 2019. The Officers have begun a marketing campaign to ensure that residents are appointed and ready to take up occupancy as soon as the properties are completed and it is therefore hoped that prospective candidates can be shown the new almshouses during May 2019. Because the new properties are generous in size (50 square metres) and finished to a very high standard, the Visitors have decided to set the WMC at £150 per week.

Works to improve the Meeting Room, which begun in 2017, continued during the year. Similar improvements and the replacement of the very old, worn furniture are planned for the current year.

On Thursday, 26 April 2018 the Charity organised the annual Founders' Day lunch which was held at the Old Fold Manor Golf Club.

The Visitors were pleased to be able once again to host a Christmas lunch for the Ladies at Hadley House Restaurant on 13 December 2018 and subsequently to give every Sister a Christmas gratuity of £30.

JESUS HOSPITAL IN CHIPPING BARNET

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31ST DECEMBER 2018

OBJECTIVES AND ACTIVITIES (continued)

Significant activities

Changes in occupancy within the almshouses continue to enable the upgrading and refurbishment of the properties. As always, vacancies have been advertised in the local press and various other outlets. These measures facilitate the Charity in its mission to help alleviate 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.

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 to approved applicants and organisations within the Charity's geographical sphere of operation, referred to as "Relief in Need".

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, The Barnet Society, Barnet Day Centre for the Elderly, The Valentine Poole Charity, Barnet and District Cancer Link and Barnet Bereavement for their meetings. In addition, the room was used by Noah's Ark Children's Hospice and for their away days and training events.

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 2,000 have now attended the talks, which are also now used as part of the induction process for new Visitors of the Charity.

In addition, the Clerk and the Visiting officer have participated in a newly formed working group which is designed to enhance the lives of elderly people in the area and to ensure that local charities and volunteer groups work together to achieve this aim.

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

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 only on a one-off basis 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 Charity was again able to approve a large number of grants during the year.

Relief in Need

During the year, the Charity agreed grants totalling £24,023 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 - £4,847

Including:

Piper Lifelines - £3,227

Residents' support - £1,620

Clause 33(2)

Organisations - £15,808

Including:

Honeypot Children - £3,808

Hearts of Oak - £3,000

Barnet Bereavement - £2,500

St Vincent de Paul - £2,500

High Barnet Good Neighbour Scheme - £4,000

Individuals - £3,368

JESUS HOSPITAL IN CHIPPING BARNET

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31ST DECEMBER 2018

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

Work has continued to comply with the requirements identified to ensure compliance with Health and Safety Regulations..

2. Fire Safety

The Charity continues to ensure that the properties are fully compliant with fire safety regulations.

3. 90 Wood Street

Repairs were made to the roof and guttering.

4. Potters Lane

Works have continued to be carried out to the compound with a new shower fitted for use by the site team.

The Gardeners and Handyman also completed a very impressive project which was to construct a raised shrubbery using old railway sleepers to retain the soil, with the area planted out with attractive shrubs and plants.

5. Wilbraham's

The Clerk liaised with the Heritage Team at Barnet Council to obtain a "Certificate of Lawfulness" in respect of the works required to be carried out to the exterior of this building which dates back to 1612.

Residential Investment Properties

Simon Clarke Letting Agents continue to manage the Whetstone flats. The requirement to repair and replace a number of white goods in the flats has had a detrimental effect on the net rents payable to the Charity.

High Road Whetstone, N20 Shop Units

The Charity's parade of shops remains smart and attractive. However, it has continued to be a difficult year for the retail sector across the country and this has been reflected by the Charity's experience in the High Road. One shop unit was no longer commercially viable and the tenant had to submit a "Deed of Surrender" and vacated the property. Whilst this unit remains unoccupied at present, the Charity did benefit from a mutual arrangement with a local Barnet arts organisation who utilised as a "pop-up shop". This was a tremendous success and the Charity received a donation of £900 from the proceeds. One of the other shop units has been beset by continual late payments of rents, but the new tenant of the double unit has reported growing business in the area.

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 £12,253,042 at 31st December 2018. Of this total, £4,639,000 comprises investment properties (2015 valuation) and £7,614,042 comprises listed investments of which £6,338,621 are managed in an investment portfolio by Rathbone Investment Managers and £1,275,421 are listed investments substantially held by CCLA Investment Management Limited.

As a result of the fall in the stock market during the year, there was a substantial net loss in the value of the Charity's investments, amounting to £648,893. 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. In addition, there is a lack of parking in the vicinity. It remains to be seen how Brexit and other world factors will affect the commercial sector.

Residential flats

This area of the Charity's investment portfolio has been unaffected by any 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. They have advised against further rent increases.

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 affecting the market throughout the world.

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

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REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31ST DECEMBER 2018

ACHIEVEMENT AND PERFORMANCE (continued)

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, shortlist and interview 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, formally in sub-committees, and informally by emailing them for their advice on a range of issues or by discussing 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.

In addition, 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 is 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 the almshouse Beneficiaries. Applicants for Relief in Need (RIN), both individuals and organisations, receive careful consideration of their grant requests during the course of the main meetings. In order to help the Visitors to give applications the full and thorough consideration that is not always possible within the confines of a general meeting, it has been decided to set up a small sub-committee to assess applications and make recommendations.

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. Work was undertaken to update the Handbook to reflect changes and situations which may affect the Charity's Residents and occupation of the almshouses. In addition, the application form was updated.

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.

Internal and external factors

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 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 wish to record their profound appreciation of the hard work and dedication that all members of Staff give to the Charity. They are an excellent team and the Charity is most fortunate to be able to rely on their loyal service.

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 2018 amounted to £12,253,042 including freehold investment property with a market value of £4,639,000 (2015 valuation).

Total income for the year was £740,327, showing an increase compared with the previous year, which is primarily a result of increased income from unit trusts and contributions from residents. After deduction for expenditure totalling £490,198, including Relief in Need of £24,023, the net incoming resources of the Charity prior to net investment losses were £250,129. After allocations to and from designated funds, there is a net decrease of £14,816 in the free reserve "Accumulations of Income" resulting in a year end balance on that account of £250,000. A full summary of the movements in the reserves is given in note 16 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 Limited.

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

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REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31ST DECEMBER 2018

FINANCIAL REVIEW

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 contingencies which might arise during the year. At 31st December 2018 such accumulations amounted to £250,000.

The Visitors are aware that an Extraordinary Repairs fund is required and this is held for longer term issues. This fund had a balance at 31st December 2018 of £646,020.

During the year, the Charity used some of the funds within the Future Development and Improvement of the Almshouses fund towards the development of almshouses at Potters Lane. They deemed it appropriate to leave a balance of £250,000 on this fund to cover, in part, the balance of expenditure required to complete this development.

The Charity also started using the Relief in Need Fund during the year to fund grant applications. This fund will continue to be used in this respect until it has been fully utilised.

In respect to the Wilbraham Hospital Charity this fund is restricted in use for the 6 almshouses.

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.

Continued maintenance and external redecoration of almshouse sites on a rolling programme basis.

Short to medium term

Ensure that new units at Potters Lane are ready for occupation and that surrounding grounds are made suitably attractive. Consider the construction of a new outside seating area for the Residents to reinstate the social meeting area lost to the development. A suitable ceremony to officially mark their opening will be arranged in due course.

Further 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.

Medium to Long Term

Arrange a "brainstorming" session to analyse ideas for development, e.g. the possible construction of new units at the Grasvenor Avenue site.

Residents

Work with the residents to ensure the Potters Lane development continues to proceed with minimal disruption and that the excellent relationship with contractors is maintained.

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.

Officers in consultation with the Visitors will continue to revise and update the Charity's literature, notably the application form and residents' hand book.

Finish the upgrade of the website and consider the use of social media.

Implement the new requirements which relate to Data Protection, which came into effect on 25 May 2018.

Investment properties

Maintain close co-operation with the shop tenants in the High Road to ensure these units remain fully let and help ensure good relations are maintained and that rents are paid fully and on time.

General

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

Try to ensure that all relevant policy documents are in place and held on file in the office.

Continued utilisation of surplus funds for Relief In Need.

JESUS HOSPITAL IN CHIPPING BARNET

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31ST DECEMBER 2018

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 Charity and the processing and handling of applications for almshouse accommodation and grants prior to their consideration by the Visitors are delegated as appropriate to the Clerk and Finance Officer with the help of the Administration Officer and the 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.

Visitors

During the year, Mr. David Zane retired after 7 years as a Visitor during most of which he served as Chairman of the Finance and Establishments Sub-Committee. The Visitors are extremely grateful to him for the devoted service, financial expertise and wise counsel he was able to bring to their deliberations especially during the recent period of almshouse development. The Charity's best wishes go with him in his retirement.

At the meeting held on 15 September 2018, Mr. Peter Hobday was co-opted to fill the vacancy created. At the meeting held on 17 January 2019 he was made a member of the Finance Sub-Committee and was elected its Chairman at its subsequent meeting on 28th February 2019. The Visitors look forward to benefitting from his experience and expertise as a Chartered Accountant.

Key management remuneration

The consideration of pay and remuneration for all staff is undertaken annually by the Charity's Finance and Establishment sub-committee. In the first instance, the chairman of the sub-committee 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.

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. There is also a strong commercial element; shops and residential properties which are let out on the open market.

Income from these is combined with that derived from the portfolio managed by Rathbone Investment Management Limited.

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:

JESUS HOSPITAL IN CHIPPING BARNET

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31ST DECEMBER 2018

STRUCTURE, GOVERNANCE AND MANAGEMENT (continued)

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 £2,000).

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.

For both of the above, 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 monitors the surplus availability to fund this function by the preparation of budget forecasts for presentation at each meeting of the Visitors.

The application form for Relief in Need grants will be updated.

4. Commercial and Residential lettings

The risks associated with the Charity's commercial lettings are mitigated in much the same way as those related to almshouse property.

In particular the shop units are monitored by Maunders Taylor and the Whetstone High Road N20 flats managed by Simon Clarke Letting Agency.

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

5. Investment Management

The Finance and Establishment sub-committee use Rathbone Investment Management Limited for the Charity's portfolio and the Visitors are satisfied with the service provided.

Rathbone 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 and Establishment sub-committee.

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

JESUS HOSPITAL IN CHIPPING BARNET

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31ST DECEMBER 2018

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 W D Carrington
Mrs C Cavanagh
Revd Christopher Ferris
Mrs M McPeake
Mr M Bye
Mrs B Taylor
Mrs J Hulme
Clr B Salinger
Mr D Zane (resigned June 2018)
Mr M Crisp
Mr P Hobday (co-opted September 2018)

Clerk to the Visitors

Mr S Smith

Finance Officer

Mr T Durkin

Auditors

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

Solicitors

Boyes, Sutton & Perry
20 Wood Street
Barnet
EN5 4BJ

Investment Managers

Rathbone Investment Management Limited
8 Finsbury Circus
London
EC2M 7AZ

CCLA Investment Management Limited

Senator House
85 Queen Victoria Street
London
EC4V 4ET

JESUS HOSPITAL IN CHIPPING BARNET

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31ST DECEMBER 2018**

REFERENCE AND ADMINISTRATIVE DETAILS (continued)

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

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), including Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland".

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

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity SORP;
- make judgements and estimates that are reasonable and prudent;
- 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 trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by order of the board of trustees on 16th May 2019 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

Opinion

We have audited the financial statements of Jesus Hospital in Chipping Barnet (the 'charity') for the year ended 31st December 2018 which comprise the Statement of Financial Activities, the Balance Sheet, the 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 (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31st December 2018 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.

Basis for opinion

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

Conclusions relating to going concern

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the trustees' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the trustees have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the charity's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

Other information

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

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether 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 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.

Responsibilities of trustees

As explained more fully in the Statement of Trustees Responsibilities, the trustees are responsible for the preparation of the financial statements which give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

Our responsibilities for the audit of the financial statements

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

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

Our responsibilities for the audit of the financial statements

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at www.frc.org.uk/auditorsresponsibilities. This description forms part of our Report of the Independent Auditors.

Use of our report

This report is made solely to the charity's trustees, as a body, in accordance with Section 144 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.



Keelings Limited, Statutory Auditor
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

16th May 2019

JESUS HOSPITAL IN CHIPPING BARNET

STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31ST DECEMBER 2018

		Unrestricted funds £	Restricted fund £	Endowment fund £	2018 Total funds £	2017 Total funds £
	Notes					
INCOME AND ENDOWMENTS FROM						
Donations and legacies	2	38	-	-	38	52
Investment income	3	476,593	15,177	-	491,770	486,271
Other income	4	<u>239,471</u>	<u>9,048</u>	<u>-</u>	<u>248,519</u>	<u>231,855</u>
Total		716,102	24,225	-	740,327	718,178
EXPENDITURE ON						
Raising funds - investment management costs	5	49,450	-	-	49,450	84,178
Charitable activities	6					
Administration		93,710	-	-	93,710	92,708
Residents		46,695	-	-	46,695	44,836
Ravenscroft Lodge - Flats 1 & 2		8,304	-	-	8,304	9,618
62-72 Wood Street		25,992	-	-	25,992	18,720
88-90 Wood Street		9,799	-	-	9,799	4,158
Grasvenor Avenue (1-15)		48,626	-	-	48,626	35,501
Potters Lane (1-16)		48,949	-	-	48,949	77,679
Garrets (76-86 Wood Street)		16,455	-	-	16,455	17,007
Pagitts (1-3)		9,989	-	-	9,989	17,953
Gardens		70,779	-	-	70,779	68,545
Wilbrahams (1-6)		14,198	7,332	-	21,530	24,078
74A Wood Street (1-2)		4,462	-	-	4,462	3,874
Relief in Need	7	24,023	-	-	24,023	63,583
Queen Elizabeth Precept		400	-	-	400	400
Pension to ex-employees	19	<u>11,035</u>	<u>-</u>	<u>-</u>	<u>11,035</u>	<u>10,609</u>
Total		482,866	7,332	-	490,198	573,447
NET OPERATING INCOME		<u>233,236</u>	<u>16,893</u>	<u>-</u>	<u>250,129</u>	<u>144,731</u>

The notes form part of these financial statements

JESUS HOSPITAL IN CHIPPING BARNET

**STATEMENT OF FINANCIAL ACTIVITIES - CONTINUED
FOR THE YEAR ENDED 31ST DECEMBER 2018**

	Notes	Unrestricted funds £	Restricted fund £	Endowment fund £	2018 Total funds £	2017 Total funds £
NET OPERATING INCOME						
– brought forward		233,236	16,893	-	250,129	144,731
Net gains/(losses) on investments		<u>(23,160)</u>	<u>(42,394)</u>	<u>(583,339)</u>	<u>(648,893)</u>	<u>712,410</u>
NET INCOME/(EXPENDITURE)		210,076	(25,501)	(583,339)	(398,764)	857,141
Transfers between funds	16	<u>(758,978)</u>	<u>-</u>	<u>758,978</u>	<u>-</u>	<u>-</u>
Net movement in funds		(548,902)	(25,501)	175,639	(398,764)	857,141
RECONCILIATION OF FUNDS						
Total funds brought forward		<u>2,126,624</u>	<u>446,521</u>	<u>11,710,831</u>	<u>14,283,976</u>	<u>13,426,835</u>
TOTAL FUNDS CARRIED FORWARD		<u><u>1,577,722</u></u>	<u><u>421,020</u></u>	<u><u>11,886,470</u></u>	<u><u>13,885,212</u></u>	<u><u>14,283,976</u></u>

The notes form part of these financial statements

JESUS HOSPITAL IN CHIPPING BARNET

**BALANCE SHEET
AT 31ST DECEMBER 2018**

		Unrestricted funds £	Restricted fund £	Endowment fund £	2018 Total funds £	2017 Total funds £
FIXED ASSETS						
Tangible assets	11	-	-	1,010,868	1,010,868	252,505
Investments						
Investments	12	931,235	344,185	6,338,622	7,614,042	8,993,085
Investment property	13	-	-	4,639,000	4,639,000	4,639,000
		931,235	344,185	11,988,490	13,263,910	13,884,590
CURRENT ASSETS						
Debtors	14	45,741	742	-	46,483	53,546
Cash at bank and in hand		672,492	77,968	(99,500)	650,960	457,847
		718,233	78,710	(99,500)	697,443	511,393
CREDITORS						
Amounts falling due within one year	15	(71,746)	(1,875)	(2,520)	(76,141)	(112,007)
NET CURRENT ASSETS/(LIABILITIES)		646,487	76,835	(102,020)	621,302	399,386
TOTAL ASSETS LESS CURRENT LIABILITIES		1,577,722	421,020	11,886,470	13,885,212	14,283,976
NET ASSETS		1,577,722	421,020	11,886,470	13,885,212	14,283,976
FUNDS	16					
Unrestricted funds					1,577,722	2,126,624
Restricted funds					421,020	446,521
Endowment funds					11,886,470	11,710,831
TOTAL FUNDS					13,885,212	14,283,976

The financial statements were approved by the Board of Trustees on 16th May 2019 and were signed on its behalf by:

Mrs B E A Sandford - Chairman of Visitors

B. E. A. Sandford

W D Carrington - Visitor

W.D.

P Hobday - Visitor

P. Hobday

The notes form part of these financial statements

JESUS HOSPITAL IN CHIPPING BARNET

**CASH FLOW STATEMENT
FOR THE YEAR ENDED 31ST DECEMBER 2018**

	Notes	2018 £	2017 £
Cash flows from operating activities:			
Cash generated from operations	1	<u>(211,683)</u>	<u>(204,343)</u>
Net cash provided by (used in) operating activities		<u>(211,683)</u>	<u>(204,343)</u>
Cash flows from investing activities:			
Purchase of tangible fixed assets		(767,675)	(55,855)
Purchase of fixed asset investments		(716,199)	(1,143,086)
Sale of fixed asset investments		1,446,349	960,475
Unit Trust income received		83,199	71,790
Rental income received		239,921	240,597
Investment management costs		(49,450)	(84,043)
Interest received		9,587	8,241
Dividends received		<u>159,064</u>	<u>165,890</u>
Net cash provided by (used in) investing activities		<u>404,796</u>	<u>164,009</u>
Change in cash and cash equivalents in the reporting period		193,113	(40,334)
Cash and cash equivalents at the beginning of the reporting period		<u>457,847</u>	<u>498,181</u>
Cash and cash equivalents at the end of the reporting period		<u><u>650,960</u></u>	<u><u>457,847</u></u>

The notes form part of these financial statements

JESUS HOSPITAL IN CHIPPING BARNET

**NOTE TO THE CASH FLOW STATEMENT
FOR THE YEAR ENDED 31ST DECEMBER 2018**

1. RECONCILIATION OF NET INCOME/(EXPENDITURE) TO NET CASH FLOW FROM OPERATING ACTIVITIES

	2018 £	2017 £
Net income/(expenditure) for the reporting period (as per the statement of financial activities)	(398,764)	857,141
Adjustments for:		
Depreciation charges	9,312	10,332
Losses/(gain) on investments	648,893	(712,413)
Interest received	(9,587)	(8,241)
Dividends received	(159,064)	(165,890)
Unit Trust income received	(83,199)	(71,790)
Rental income received	(239,921)	(240,597)
Investment management costs	49,450	84,043
Decrease/(increase) in debtors	7,063	(787)
(Decrease)/increase in creditors	<u>(35,866)</u>	<u>43,859</u>
Net cash provided by (used in) operating activities	<u>(211,683)</u>	<u>(204,343)</u>

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST DECEMBER 2018

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.

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.

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.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST DECEMBER 2018 - CONTINUED

1. ACCOUNTING POLICIES - continued

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 is 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.

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.

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 FOR THE YEAR ENDED 31ST DECEMBER 2018 - CONTINUED

2. DONATIONS AND LEGACIES

	2018	2017
	£	£
Sundry income	<u>38</u>	<u>52</u>

3. INVESTMENT INCOME

	2018	2017
	£	£
Rents received from rental properties	239,921	240,350
Income from unit trusts	83,198	71,790
Fixed interest	28,308	31,839
Dividends from equities	130,756	134,051
Interest from deposits	9,053	7,991
COIF deposit interest	<u>534</u>	<u>250</u>
	<u>491,770</u>	<u>486,271</u>

Recognised gains and losses

	2018	2017
	£	£
Fixed asset investments - (loss)/gain on disposal	(28,864)	(26,925)
Fixed asset investments - (loss)/gain on revaluation	(620,029)	739,335
Investment property - (loss)/gain on revaluation	-	-
Net (loss)/gain on investment assets	<u>(648,893)</u>	<u>712,410</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 12.

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

	2018	2017
	£	£
Portfolio management	27,723	26,939
Property management costs	9,820	10,355
Legal and professional fees	354	14,141
Investment properties utilities, maintenance and insurance	3,405	3,776
Investment property repairs	<u>8,148</u>	<u>28,967</u>
	<u>49,450</u>	<u>84,178</u>

JESUS HOSPITAL IN CHIPPING BARNET

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST DECEMBER 2018 - CONTINUED

6. CHARITABLE ACTIVITIES COSTS

	Direct costs	Grant funding of activities (See note 7)	Support costs (See note 8)	Totals
	£	£	£	£
Administration	15,016	-	78,693	93,709
Residents	46,695	-	-	46,695
Almshouse	2,083	-	-	2,083
Ravenscroft Lodge - Flats 1 & 2	8,304	-	-	8,304
62-72 Wood Street	25,992	-	-	25,992
88-90 Wood Street	9,799	-	-	9,799
Grasvenor Avenue (1-15)	48,626	-	-	48,626
Potters Lane (1-16)	48,949	-	-	48,949
Garrets (76-86 Wood Street)	16,455	-	-	16,455
Pagitts (1-3)	9,989	-	-	9,989
Gardens	70,779	-	-	70,779
Wilbrahams (1-6)	21,092	-	438	21,530
74A Wood Street (1-2)	2,380	-	-	2,380
Relief in Need	-	24,023	-	24,023
Queen Elizabeth Precept	-	400	-	400
	<u>326,159</u>	<u>24,423</u>	<u>79,131</u>	<u>429,713</u>

7. GRANTS PAYABLE

	2018 £	2017 £
Relief in Need	24,023	63,583
Queen Elizabeth Precept	<u>400</u>	<u>400</u>
	<u>24,423</u>	<u>63,983</u>

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

	2018 £	2017 £
Institutions	<u>16,208</u>	<u>58,271</u>

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

	2018 £	2017 £
Individuals	<u>8,215</u>	<u>5,712</u>

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

8. SUPPORT COSTS

	Management £	Governance costs £	Totals £
Administration	55,465	23,228	78,693
Wilbrahams (1-6)	<u>438</u>	<u>-</u>	<u>438</u>
	<u>55,903</u>	<u>23,228</u>	<u>79,131</u>

JESUS HOSPITAL IN CHIPPING BARNET

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST DECEMBER 2018 - CONTINUED

9. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31st December 2018 nor for the year ended 31st December 2017.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31st December 2018 nor for the year ended 31st December 2017.

10. STAFF COSTS

	2018 £	2017 £
Wages and salaries	199,510	187,440
Social security costs	16,533	15,070
Other pension costs	<u>23,679</u>	<u>22,770</u>
	<u>239,722</u>	<u>225,280</u>

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

	2018	2017
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.

During the year the Charity's key management personnel received total compensation of £63,302.

11. TANGIBLE FIXED ASSETS

	Freehold property £	Fixtures and fittings £	Motor vehicles £	Totals £
COST				
At 1st January 2018	508,484	24,761	11,500	544,745
Additions	<u>767,675</u>	<u>-</u>	<u>-</u>	<u>767,675</u>
At 31st December 2018	<u>1,276,159</u>	<u>24,761</u>	<u>11,500</u>	<u>1,312,420</u>
DEPRECIATION				
At 1st January 2018	255,979	24,761	11,500	292,240
Charge for year	<u>9,312</u>	<u>-</u>	<u>-</u>	<u>9,312</u>
At 31st December 2018	<u>265,291</u>	<u>24,761</u>	<u>11,500</u>	<u>301,552</u>
NET BOOK VALUE				
At 31st December 2018	<u>1,010,868</u>	<u>-</u>	<u>-</u>	<u>1,010,868</u>
At 31st December 2017	<u>252,505</u>	<u>-</u>	<u>-</u>	<u>252,505</u>

Currently there are 50 almshouses managed by Jesus Hospital 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 £8,326,588.

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.

JESUS HOSPITAL IN CHIPPING BARNET

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST DECEMBER 2018 - CONTINUED

11. TANGIBLE FIXED ASSETS - continued

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 2016, 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 £607,921.

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.

During the year, development of the Potters Lane site commenced. Therefore, costs incurred during the year which are deemed to be directly attributable to this project 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.

12. FIXED ASSET INVESTMENTS

	Fixed interest stocks £	Listed equities £	Unit Trusts £	Totals £
MARKET VALUE				
At 1st January 2018	647,215	3,581,887	4,763,983	8,993,085
Additions	-	469,094	247,105	716,199
Disposals	(62,778)	(651,006)	(732,565)	(1,446,349)
Revaluation	(21,088)	(453,102)	(145,839)	(620,029)
Profit and loss on disposal	(976)	(23,707)	(4,181)	(28,864)
At 31st December 2018	<u>562,373</u>	<u>2,923,166</u>	<u>4,128,503</u>	<u>7,614,042</u>
NET BOOK VALUE				
At 31st December 2018	<u>562,373</u>	<u>2,923,166</u>	<u>4,128,503</u>	<u>7,614,042</u>
At 31st December 2017	<u>647,215</u>	<u>3,581,887</u>	<u>4,763,983</u>	<u>8,993,085</u>

There were Fixed Interest investments with a market value of £194,100 and Unit Trusts with a market value of £285,284 held outside the UK.

The portfolio is currently split with 38.39% Equities, 7.39% Fixed Interest, and 54.22% Unit Trusts.

JESUS HOSPITAL IN CHIPPING BARNET

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST DECEMBER 2018 - CONTINUED

13. INVESTMENT PROPERTY

	£
MARKET VALUE	
At 1st January 2018 and 31st December 2018	<u>4,639,000</u>
NET BOOK VALUE	
At 31st December 2018	<u>4,639,000</u>
At 31st December 2017	<u>4,639,000</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.

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 is also incorporated in the total value shown above.

The Visitors had previously 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, and have now decided to adopt a policy of triennial valuations from 31st December 2016.

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 during 2016, was 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 2018 at £4,639,000. A full formal valuation is planned for the year ended 31st December 2019.

14. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2018	2017
	£	£
Rent debtors	21,250	28,299
Other debtors	<u>25,233</u>	<u>25,247</u>
	<u>46,483</u>	<u>53,546</u>

15. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2018	2017
	£	£
Taxation and social security	5,727	5,213
Other creditors	<u>70,414</u>	<u>106,794</u>
	<u>76,141</u>	<u>112,007</u>

JESUS HOSPITAL IN CHIPPING BARNET

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST DECEMBER 2018 - CONTINUED

16. MOVEMENT IN FUNDS

	At 1.1.18 £	Net movement in funds £	Transfers between funds £	At 31.12.18 £
Unrestricted funds				
Extraordinary Repair Fund	660,019	(13,999)	-	646,020
Property Refurbishment & Modernisation Fund - Almshouses	124,051	-	-	124,051
Property Refurbishment & Modernisation Fund - Investment Properties	273,488	-	-	273,488
Future Development and Improvement of the Almshouses	746,064	1,308	(497,372)	250,000
Relief In Need Fund	49,000	-	(24,023)	24,977
Accumulations of Income	264,816	222,767	(237,583)	250,000
Residents Fund	<u>9,186</u>	<u>-</u>	<u>-</u>	<u>9,186</u>
	2,126,624	210,076	(758,978)	1,577,722
Restricted funds				
Wilbraham Hospital Charity	446,521	(25,501)	-	421,020
Endowment funds				
Capital Endowment	<u>11,710,831</u>	<u>(583,339)</u>	<u>758,978</u>	<u>11,886,470</u>
TOTAL FUNDS	<u>14,283,976</u>	<u>(398,764)</u>	<u>-</u>	<u>13,885,212</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	32,141	(21,672)	(24,468)	(13,999)
Accumulations of Income	683,961	(461,194)	-	222,767
Future Development and Improvement of the Almshouses	<u>-</u>	<u>-</u>	<u>1,308</u>	<u>1,308</u>
	716,102	(482,866)	(23,160)	210,076
Restricted funds				
Wilbraham Hospital Charity	24,225	(7,332)	(42,394)	(25,501)
Endowment funds				
Capital Endowment	<u>-</u>	<u>-</u>	<u>(583,339)</u>	<u>(583,339)</u>
TOTAL MOVEMENT	<u>740,327</u>	<u>(490,198)</u>	<u>(648,893)</u>	<u>(398,764)</u>

JESUS HOSPITAL IN CHIPPING BARNET

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST DECEMBER 2018 - CONTINUED

16. MOVEMENT IN FUNDS - continued

Comparatives for movement in funds

	At 1.1.17 £	Net movement in funds £	Transfers between funds £	At 31.12.17 £
Unrestricted Funds				
Extraordinary Repair Fund	619,734	105,285	(65,000)	660,019
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	-	198,924	273,488
Future Development and Improvement of the Almshouses	503,632	12,432	230,000	746,064
Relief In Need Fund	49,000	-	-	49,000
Cyclical Maintenance Fund	40,000	-	(40,000)	-
Accumulations of Income	263,445	126,371	(125,000)	264,816
Residents Fund	9,186	-	-	9,186
	<u>1,882,536</u>	<u>244,088</u>	<u>-</u>	<u>2,126,624</u>
Restricted Funds				
Wilbraham Hospital Charity	412,943	33,578	-	446,521
Endowment funds				
Capital Endowment	11,131,356	579,475	-	11,710,831
	<u>13,426,835</u>	<u>857,141</u>	<u>-</u>	<u>14,283,976</u>

Comparative 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	37,652	(30,426)	98,059	105,285
Accumulations of Income	658,504	(532,133)	-	126,371
Future Development and Improvement of the Almshouses	-	-	12,432	12,432
	<u>696,156</u>	<u>(562,559)</u>	<u>110,491</u>	<u>244,088</u>
Restricted funds				
Wilbraham Hospital Charity	22,022	(10,888)	22,444	33,578
Endowment funds				
Capital Endowment	-	-	579,475	579,475
	<u>718,178</u>	<u>(573,447)</u>	<u>712,410</u>	<u>857,141</u>

JESUS HOSPITAL IN CHIPPING BARNET

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST DECEMBER 2018 - CONTINUED

16. MOVEMENT IN FUNDS - continued

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.1.17 £	Net movement in funds £	Transfers between funds £	At 31.12.18 £
Unrestricted funds				
Extraordinary Repair Fund	619,734	91,286	(65,000)	646,020
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	-	198,924	273,488
Future Development and Improvement of the Almshouses	503,632	13,740	(267,372)	250,000
Relief In Need Fund	49,000	-	(24,023)	24,977
Cyclical Maintenance Fund	40,000	-	(40,000)	-
Accumulations of Income	263,445	349,138	(362,583)	250,000
Residents Fund	9,186	-	-	9,186
Restricted funds				
Wilbraham Hospital Charity	412,943	8,077	-	421,020
Endowment				
Capital Endowment	11,131,356	(3,864)	758,978	11,886,470
TOTAL FUNDS	<u>13,426,835</u>	<u>458,377</u>	<u>-</u>	<u>13,885,212</u>

A current year 12 months and prior year 12 months combined 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	69,793	(52,098)	73,591	91,286
Accumulations of Income	1,342,465	(993,327)	-	349,138
Future Development and Improvement of the Almshouses	-	-	13,740	13,740
	<u>1,412,258</u>	<u>(1,045,425)</u>	<u>87,331</u>	<u>454,164</u>
Restricted funds				
Wilbraham Hospital Charity	46,247	(18,220)	(19,950)	8,077
Endowment funds				
Capital Endowment	-	-	(3,864)	(3,864)
TOTAL FUNDS	<u>1,458,505</u>	<u>(1,063,645)</u>	<u>63,517</u>	<u>458,377</u>

JESUS HOSPITAL IN CHIPPING BARNET

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST DECEMBER 2018 - CONTINUED

16. MOVEMENT IN FUNDS - continued

Transfers between funds

It was decided by the Visitors that, for the year to 31st December 2018, a balance of £250,000 should be held within the Future Development and Improvement of the Almshouses Fund as a reserve to contribute towards the remaining development costs at Potters Lane. It was also decided to use the Relief In Need Fund for the first time this year, and it is expected that the remainder of this fund will be fully utilised during the following year. In accordance with the reserves policy for the Accumulations of Income Fund, a balance of £250,000 is held within this fund at the year-end. In arriving at the aforementioned balances, a total transfer of £758,978 has been made to the Capital Endowment Fund in relation to the development costs at Potters Lane which have been capitalised within this fund, and this leaves a balance on the fund of £11,886,470 at the year-end.

For the year to 31st December 2017, it was decided that a total of £190,000 should be transferred to 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 Report of the Visitors.

17. CAPITAL COMMITMENTS

	2018	2017
	£	£
Contracted but not provided for in the financial statements	<u>656,737</u>	<u>-</u>

The capital commitment is in respect of the development at Potters Lane. The total value of the contract with Monaghan Homes was £1,371,434, of which £714,697 had been paid at 31st December 2018.

18. 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.

19. PENSION COMMITMENTS

The Charity contributes 8% of eligible employees' gross annual salaries for the benefit of their personal pension funds. The funds are held in separately administered funds by Royal London. Contributions to the scheme for the year amounted to £12,644 for 5 employees (2017: £12,161 - 5 employees).

The Charity is currently making unfunded non-contractual pension payments of £9,239 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 £1,796 per annum to an employee who retired at the end of 2006. These costs are expensed when paid.

JESUS HOSPITAL IN CHIPPING BARNET

**DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31ST DECEMBER 2018**

	2018 £	2017 £
INCOME AND ENDOWMENTS		
Donations and legacies		
Sundry income	38	52
Investment income		
Rents received from rental properties	239,921	240,350
Income from unit trusts	83,198	71,790
Fixed interest	28,308	31,839
Dividends from equities	130,756	134,051
Interest from deposits	9,053	7,991
COIF deposit interest	534	250
	491,770	486,271
Other income		
Contributions from residents	248,519	231,855
Total incoming resources	740,327	718,178
EXPENDITURE		
Investment management costs		
Portfolio management	27,723	26,939
Property management costs	9,820	10,355
Legal and professional fees	354	14,141
Investment properties utilities, maintenance and insurance	3,405	3,776
Investment property repairs	8,148	28,967
	49,450	84,178
Charitable activities		
Wages	160,486	149,917
Social security	13,580	12,294
Pensions	10,421	10,023
Insurance	8,311	8,183
Light and heat	43,609	49,590
Repairs	62,279	77,157
Rates and water	8,880	8,467
Other garden costs	7,901	8,435
Legal & professional	1,380	3,252
Freehold property depreciation	9,312	9,312
Fixtures and fittings depreciation	-	1,020
Grants to institutions	16,208	58,271
Grants to individuals	8,215	5,712
	350,582	401,633
Other		
Pensions	11,035	10,609
Support costs		
Management		
Wages	29,268	28,142
Social security	2,081	1,944
Pensions	2,223	2,138
Carried forward	33,572	32,224

JESUS HOSPITAL IN CHIPPING BARNET

**DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31ST DECEMBER 2018 - CONTINUED**

	2018 £	2017 £
Management		
Brought forward	33,572	32,224
Admin expenses	<u>22,331</u>	<u>22,290</u>
	55,903	54,514
Governance costs		
Wages	9,756	9,381
Social security	872	832
Auditors' remuneration	6,600	6,300
Auditors' remuneration for non audit work	<u>6,000</u>	<u>6,000</u>
	<u>23,228</u>	<u>22,513</u>
Total resources expended	490,198	573,447
	<hr/>	<hr/>
Net income	<u>250,129</u>	<u>144,731</u>