

THE ROYAL FOUNDATION OF ST. KATHARINE

REPORT AND ACCOUNTS

YEAR ENDED 31 MARCH 2012

Registered Charity No. 223849



THE ROYAL FOUNDATION OF ST. KATHARINE

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THE ROYAL FOUNDATION OF ST. KATHARINE

PATRON

Her Majesty Queen Elizabeth II

MEMBERS OF THE COURT

Mr Ben J. Hanbury (Chairman)

(Appointed by the Court - 3 year appointment - re-appointed March 2010)

Mr Clive Alderton

(Appointed by the Patron - appointed from October 2010)

The Rt. Hon. and Rt. Rev. Richard Chartres KCVO DD FSA The Bishop of London

(Ex Officio)

The Rev. John H. Tattersall FCA (Treasurer)

(Appointed by the Court - 3 year appointment from 9 July 2009; reappointed 10 July 2012)

Sir Stephen Lamport KCVO

(Appointed by the Patron - from 7 July 2004)

Mrs Elizabeth A. Marshall

(Appointed by the Court - 3 year appointment - reappointed December 2009)

The Rev. Prebendary David Paton

(Ex Officio-appointed 1 April 2006)

Mr Geoffrey. W. Richards

(Appointed by the Lord Chancellor on 12 December 2007)

MASTER

The Rev. Prebendary David Paton

The Royal Foundation of St Katharine

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London

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SECRETARY

Mr Michael Miller

SOLICITORS

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AUDITORS

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BANKERS

Lloyds TSB Bank plc

210 Commercial Road

London

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THE ROYAL FOUNDATION OF ST. KATHARINE

REPORT OF THE TRUSTEES

The Governing Instrument

The Governing Instrument of the Charity is the Ordinances dated 30th March 1993 of her late Majesty Queen Elizabeth, The Queen Mother as amended by a Warrant dated 11th September 2007 by HM Queen Elizabeth II, and the many previous Charters, Warrants and Rules since the establishment of the Charity in or about the year 1147.

The Object of the Charity

The object of the Charity is the advancement of the Christian religion by the provision and maintenance of a Christian Conference and Retreat Centre in East London, with extensions elsewhere if the work so requires, in connection with the Church of England for the purpose of developing and co-ordinating Christian activities of every description for the public benefit.

The Patron

Her Majesty Queen Elizabeth II is the Patron of The Royal Foundation of St. Katharine. Under Queen Eleanor's Charter of 1273, the Patronage of the Foundation was reserved unto the Queens of England.

The Court

The governing body of the Royal Foundation is its Court, which currently consists of eight members. The Viscount Churchill retired from the Court on 31 March 2012.

Organisation

The Charity's work is principally to operate and manage a Conference and Retreat Centre at Butcher Row in Limehouse in East London, for use by a wide range of local, national and overseas Church and Charitable bodies, with the emphasis on those having links to the Christian religion. Individuals associated with them are also most welcome to make use of the Foundation. It offers an attractive, tranquil setting around a garden for meetings, seminars, receptions, quiet days and overnight stays, in the centre of London between the City and Canary Wharf. There is residential accommodation for up to 44 guests, meeting rooms for up to 100 people and full catering services. Audio-visual, internet and conference support facilities are provided.

Public benefit

The Court confirms that they have complied with the duty set out in Section 4 of the Charities Act 2006, to have due regard to Public Benefit guidance published by the Charity Commission, in determining the activities undertaken by the Royal Foundation. The Court reviews the activities of the charity against its aims on an ongoing basis and is satisfied that all activities continue to be related to the aims, which are set in such a way as to benefit society as a whole. The benefits are set out in the review of activities shown below.

Review of Activities

During the year we were much saddened at the decision of our Master, the Reverend Prebendary David Paton, to retire with effect from the September 2012. After advertising the post, we received a significant number of very good applications. The Court undertook a selection process and recommended to our Patron, Her Majesty the Queen, that the Reverend Mark Aitken, currently headmaster of St Lawrence College Ramsgate, should be appointed to replace David Paton. We are delighted that Her Majesty has approved the appointment. The new Master will take up his appointment in the New Year.

The activities of our retreat and conference centre have continued to increase over the year. The 36% increase in hospitality income in 2011/12 reflects our policy decision to market the Foundation's facilities

THE ROYAL FOUNDATION OF ST. KATHARINE

REPORT OF THE TRUSTEES (continued)

Review of Activities (continued)

more widely to potential customers beyond our charitable, not-for-profit and faith-based sectors so as to support our charitable work. A high proportion of our customer base continues to have Christian connections. This growth has been achieved at a time of economic difficulty and we are confident that we can build on this year's increase in future years. We have improved the quality of a number of our bedrooms and of our internet connections, to make our facilities more attractive to a wider range of customers without compromising the ethos of a retreat and conference centre.

Future Plans

In Kent, discussions still continue regarding the incorporation of the Royal Foundation's 8.2 hectares in an extension of the village of Sellindge to include a village green and other enhancements as well as additional housing. We have appointed Taylor Wimpey as our development partners in relation to this potential development.

The confirmation from Thames Water that they will not require to use our Northern site for access purposes to the proposed new Thames Tunnel sewage scheme has allowed us to consider the use to which we can put this land in order to enhance our retreat and conference centre. This will be a priority for our new Master.

Financial Review

Operating Income and Expenditure

The Foundation's Income and Expenditure is shown in the Statement of Financial Activities on page 10.

The Foundation's Operating Income rose by 29% in the year to 31 March 2012 to £1,030,393, reflecting a 36% increase in income from our guests, offset by a 1% decline in investment income. The increase in hospitality income reflects our continuing efforts to market the Foundation's facilities more widely, and improvements to the accommodation offered. Our occupancy levels, particularly of bedrooms, have increased significantly. The continued low level of investment income reflects principally the current economic situation in the United Kingdom and the current low interest rates that are available to us on our cash holdings, though we have restructured our investment portfolio during the year, which should result in increased investment income in future years.

Operating costs including governance costs but before depreciation of our buildings increased by 26% to £1,043,188, reflecting our increased level of activity and the improvement of the services which we offer. If depreciation of our buildings of £163,107 is included, total operating costs increased by 23%. We continue to be of the opinion that, although depreciation of freehold buildings is required by Financial Reporting Standards, operating costs before depreciation of our buildings is a better measure of the cost of operating the Foundation, given the regular maintenance and refurbishment of the buildings that we undertake, and the historic increase in the value of the buildings.

The net operating result for the year before depreciation of buildings is a deficit of £30,864, an 11% decrease on the equivalent deficit for 2011 of £34,745. After depreciation of buildings, the deficit declined by 2% from £179,783 to £175,902. Other recognised gains and losses during the year include the proceeds from the sale of a number of material lordships, as well as gains and losses on portfolio investments.

Continued careful management of our resources will be necessary if the operating deficit is not to eat into our Endowment funds. However, the Court is optimistic that the impact of the improvements in

THE ROYAL FOUNDATION OF ST. KATHARINE

REPORT OF THE TRUSTEES (continued)

Financial Review (continued)

our marketing and our accommodation will continue to show benefits in the forthcoming year, which should restore an operating surplus on our operations.

The Foundation's Assets

The Foundation has wide investment powers contained in its Ordinances. The Endowment Fund consists of its functional assets, being its buildings and Chapel in Butcher Row, the majority of its portfolio investments, some vacant possession land of 0.7 hectares between the Foundation and the Docklands Light Railway viaduct, held for redevelopment and 8.2 hectares of land in Kent.

Its portfolio investments are held in a range of investment funds set up for charities under Charity Commission schemes, managed by professional investment managers and regularly reviewed by the Trustees.

The net book value of the Foundation's Tangible Fixed Assets at year-end was £5,543,867 (2011: £5,635,089) and the value of Investments at year end was £4,641,641 (2011: £4,171,753). The value of investment properties would, of course, be affected by the potential developments of the property in Kent referred to above. Net Current Assets amounted to £162,797 (2011: £763,381) including cash at bank of £293,869 (2011: £816,950), a decline reflecting the investment of cash in investment funds to increase the yield obtained.

Risk Assessment

The Trustees review annually the major risks to which the Foundation is exposed, in particular those related to its hospitality operations such as Health and Safety, Food Hygiene and Security, and to its finances.

Reserves

At the end of the year there was a balance on Unrestricted Funds (equivalent to "free reserves") of £3,998, compared to a surplus of £33,948 at the start of the year. The increased marketing of the Centre and the increased occupancy levels already experienced should enable us to restore the Unrestricted Reserve to a larger balance in the current financial year.

Approved by the Court on 12th September 2012 and signed on its behalf by:



B.J. Panbury (Chairman)



Rev. John H. Tattersall FCA (Treasurer)

THE ROYAL FOUNDATION OF ST. KATHARINE

STATEMENT OF TRUSTEES' RESPONSIBILITIES

The Trustees are responsible for preparing the Trustees' Report 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 & Wales 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 of the charity for that period. In preparing these 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 that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and with the Royal Foundation of St Katharine's Ordinances dated 30th March 1993 as amended by a Warrant dated 11th September 2007. 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.

**INDEPENDENT AUDITORS REPORT TO THE TRUSTEES OF
THE ROYAL FOUNDATION OF ST. KATHARINE**

We have audited the financial statements of The Royal Foundation of St Katharine for the year ended 31 March 2012 which comprise the Statement of Financial Activities, the Balance Sheet and the related notes. 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). These financial statements have been prepared under the historical cost convention as modified by the revaluation of certain fixed assets and the accounting policies set out therein.

This report is made solely to the charity's trustees, as a body, in accordance with regulations made under section 154 of the Charities Act 2011. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.

Respective responsibilities of trustees and auditor

As explained more fully in the Trustees' Responsibilities Statement set out on page 7, the trustees are responsible for the preparation of financial statements which give a true and fair view.

We have been appointed as auditor under section 144 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 nonfinancial information in the Trustees' Annual Report to identify material inconsistencies with the audited financial statements. 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 31 March 2012, and of its incoming resources and application of resources, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

**INDEPENDENT AUDITORS REPORT TO THE TRUSTEES OF
THE ROYAL FOUNDATION OF ST. KATHARINE (continued)**

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 Trustees' Annual Report 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.



Haysmacintyre
Chartered Accountants
Registered Auditors

Fairfax House
15 Fulwood Place
London WC1V 6AV

Date: 12 September 2012

THE ROYAL FOUNDATION OF ST. KATHARINE

STATEMENT OF FINANCIAL ACTIVITIES

FOR THE YEAR ENDED 31 MARCH 2012

	Notes	Endowment Fund £	Ardingly Fund €	Unrestricted Fund €	Total 2012 £	Total 2011 £
Incoming Resources						
Incoming resources from generated funds:						
- Voluntary income		-	-	33,756	33,756	32,157
- Investment income		-	7,172	116,797	123,969	125,624
Incoming resources from Charitable activities:						
- Hospitality income		-	-	872,516	872,516	641,641
Other income		-	-	152	152	181
Total Incoming Resources		-	7,172	1,023,221	1,030,393	799,603
Resources Expended						
Charitable activities						
Provision and maintenance of The Christian Centre						
- Operating costs and maintenance		-	2,314	1,016,419	1,018,733	803,730
- Depreciation		145,038	-	18,069	163,107	150,097
		145,038	2,314	1,034,488	1,181,840	953,827
Governance	2	-	-	24,455	24,455	25,539
Total Resources Expended		145,038	2,314	1,058,943	1,206,295	979,386
Net outgoing resources for the year before other recognised gains and losses						
		(145,038)	4,858	(35,722)	(175,902)	(179,783)
Other Recognised Gains and Losses						
(Losses)/gains on investments and manorial lordships:						
- Realised		(72,181)	-	5,772	(66,409)	2,421
- Unrealised	5	15,917	4,576	-	20,493	28,433
Net Movement in Funds		(201,302)	9,434	(29,950)	(221,818)	(148,909)
Balances brought forward at 1 April 2011						
		10,390,220	145,955	33,948	10,570,123	10,719,032
Balance carried forward at 31 March 2012						
		£10,188,918	£155,389	£3,998	£10,348,305	£10,570,123

The notes on pages 13 to 16 form part of these accounts.

THE ROYAL FOUNDATION OF ST. KATHARINE

BALANCE SHEET


AS AT 31 MARCH 2012

	Notes	2012		2011	
		£	£	£	£
FIXED ASSETS					
Tangible fixed assets	4		5,543,867		5,635,089
Investments	5		4,641,641		4,171,753
			<u>10,185,508</u>		<u>9,806,842</u>
CURRENT ASSETS					
Debtors	6	74,771		125,603	
Cash at bank and in hand		293,869		816,950	
		<u>368,640</u>		<u>940,553</u>	
CREDITORS: Amounts falling due within one year	7	(205,843)	-	(177,272)	
NET CURRENT ASSETS			<u>162,797</u>		<u>763,281</u>
NET ASSETS			<u>£10,348,305</u>		<u>£10,570,123</u>
RESTRICTED FUNDS					
Permanent Endowment Fund			10,188,918		10,390,220
Ardingly Mission Fund			155,389		145,955
UNRESTRICTED FUNDS					
General Funds			3,998		33,948
	10		<u>£10,348,305</u>		<u>£10,570,123</u>

Approved by the Court of Trustees on 12th September 2012 and signed on their behalf by:



B. J. Hanbury (Chairman)



Rev. John H. Tattersall FCA (Treasurer)

The notes on pages 12 to 16 form part of these accounts.

THE ROYAL FOUNDATION OF ST. KATHARINE

NOTES TO THE ACCOUNTS

FOR THE YEAR ENDED 31 MARCH 2012

1. ACCOUNTING POLICIES

The financial statements have been prepared in accordance with the Charities (Accounts and Reports) Regulations, the Statement of Recommended Practice "Accounting by Charities" issued in March 2005, and with applicable accounting standards, issued by UK accountancy bodies. They are prepared on the historical cost basis of accounting as modified to include the revaluation of fixed assets including investments which are carried at market value.

(a) Expenditure

Charitable expenditure consists of all expenditure directly relating to the objects of the Charity. Governance costs include expenditure on compliance with statutory requirements. Irrecoverable VAT is included with the category of expense to which it relates.

(b) Tangible Fixed Assets and Investment Properties

Prior to 31 March 1996 expenditure on fixtures and fittings was written off as incurred. As at that date the Trustees estimated the current value required to be shown in the balance sheet. Subsequent acquisitions or improvements are capitalised at cost when their purchase price exceeds £100.

Depreciation of tangible fixed assets held for charitable use is calculated by the straight line method to write off the cost/value over the expected useful lives of the assets as follows:

Freehold buildings 50 years
Furniture and equipment 5 to 10 years

Assets in the course of construction are not depreciated until brought into use.

The Butcher Row site, part of which is used for charitable purposes and part held as an investment property, was valued by Messrs Cluttons on the 23 February 1998. The investment property has been reviewed by the Trustees who are satisfied with the values carried in the accounts at 31 March 2012.

(c) Investments

Investments are stated at market value. Surpluses or deficits (realised or unrealised) are allocated to the appropriate Fund

(d) Funds

The various Funds represent the following:

Endowment Fund

Fund consists of the original endowment to provide income for the aims of the charity.

Prevention of capital loss on sale of reversionary interest fund. In accordance with the Charity Commissioners order of 26 April 1973 part of the sale proceeds of Dunstable Court were applied in the purchase of a designated investment.

Ardingly Mission Fund

Fund consists of investments and cash transferred to the Foundation as Endowment Funds for administration on 1 April 2007 under the terms of a Charity Commission Letter of Concurrence (dated 5 January 2007) with the former trustees of the fund that the Foundation is never able to fulfil the intentions of the original trustees of the Ardingly College Mission. The income derived is available for educational purposes.

Income Fund

Income from the Restricted Endowment Fund passes through this Income Fund and includes a small income reserve.

(e) Cash Flow Statement

The Charity has taken advantage of the exemption in Financial Reporting Statement 1 for small entities not to prepare a cash flow statement.

THE ROYAL FOUNDATION OF ST. KATHARINE

NOTES TO THE ACCOUNTS (continued)

FOR THE YEAR ENDED 31 MARCH 2012

2. GOVERNANCE				2012 £	2011 £
Legal and professional fees (including audit fees)				<u>£24,455</u>	<u>£25,559</u>
Fees paid to the auditors in the year was as follows:					
Audit				5,100	5,029
Other fees				<u>1,000</u>	<u>1,665</u>
				<u>£6,100</u>	<u>£6,694</u>
3. TOTAL RESOURCES EXPENDED	Depreciation £	Staff Costs £	Other Costs £	Total 2012 £	Total 2011 £
The Christian Centre					
- Endowment funds	145,038	-	-	145,038	145,039
- Unrestricted funds	<u>18,069</u>	549,944	468,789	1,036,802	808,788
	163,107	549,944	468,789	1,181,840	953,827
Governance	-	-	24,455	24,455	25,559
	<u>£163,107</u>	<u>£549,944</u>	<u>£493,244</u>	<u>£1,206,295</u>	<u>£979,386</u>

All costs are direct costs in providing the charitable activities.

	2012 £	2011 £
Staff Costs		
Wages and salaries	499,218	440,058
Social security costs	42,922	33,411
Pension costs	7,804	8,760
	<u>£549,944</u>	<u>£482,229</u>
Other Costs		
Visitor catering	85,824	98,371
Housekeeping	45,483	22,483
Property costs	139,271	135,989
Centre administration	76,255	44,055
Consultancy costs	63,817	3,115
Sales commission	22,066	-
General costs	36,073	17,488
Governance	24,455	25,559
	<u>£493,244</u>	<u>£347,060</u>

No employee earned £60,000 per annum or more.

	Number	Number
The average number of full-time equivalent employees was	<u>29</u>	<u>25</u>

The Reverend Prebendary J D M Paton received £34,896 (2011: £33,853) salary, expenses and contributions made by the Charity to the Church of England Pension Fund in connection with his service as Master to the Foundation. No other pension costs are paid.

THE ROYAL FOUNDATION OF ST. KATHARINE

NOTES TO THE ACCOUNTS (continued)

FOR THE YEAR ENDED 31 MARCH 2012

3. TOTAL RESOURCES EXPENDED (continued)

Transactions with Trustees

No other Trustees received any benefits, remuneration or reimbursements (2011: Nil).

4. TANGIBLE FIXED ASSETS

	Freehold Land and Buildings £	Furniture and Equipment £	Total £
VALUATION/COST			
At 1 April 2011	7,251,907	397,405	7,649,312
Additions	-	71,885	71,885
At 31 March 2012	7,251,907	469,290	7,721,197
DEPRECIATION			
At 1 April 2011	1,636,864	377,359	2,014,223
Charge for year	145,038	18,069	163,107
At 31 March 2012	1,781,902	395,428	2,177,330
NET BOOK VALUE			
At 31 March 2012	£5,470,005	£73,862	£5,543,867
At 31 March 2011	£5,615,043	£20,046	£5,635,089

All fixed assets are held for charitable use.

5. INVESTMENTS

	2012 £	2011 £
a) Valuation at 1 April 2011	4,171,753	4,194,977
Additions in the year	3,558,244	3,083
Disposal of investments at opening market value	(3,024,330)	(57,181)
Realised and unrealised gains	(64,026)	30,874
Valuation at 31 March 2012	£4,641,641	£4,171,753
Common Investment Funds (see note 7b)	3,779,773	3,309,885
Investment properties (see note 7b)	861,868	861,868
	£4,641,641	£4,171,753
b) The market value of the Common Investment Funds held are:		

Restricted endowment fund

COIF Charities Investment Fund - Income Units	-	514,827
CAF LK Equity 3 Inc	1,515,054	1,116,213
Schroders Charity Equity Fund Income	1,102,658	1,325,193
COIF Charities Investment Fund - Accumulation Units	139,843	134,768
COIF Charity Fund	261,389	-
COIF Global Equity Fund	344,385	-
COIF Charity Deposit	178,244	-
	£3,641,573	£3,091,001

THE ROYAL FOUNDATION OF ST. KATHARINE

NOTES TO THE ACCOUNTS (continued)

FOR THE YEAR ENDED 31 MARCH 2012

5. INVESTMENTS (continued)	2012	2011
	£	£
<u>Ardingly Fund</u>		
COIF Charities Investment Fund - Income Units	38,279	38,622
COIF Charities Fixed Interest Fund - Income Units	99,921	95,002
	<u>£138,200</u>	<u>£133,624</u>
<u>Unrestricted Fund</u>		
COIF Charities Fixed Interest Fund - Income Units	-	85,260
	<u>£ -</u>	<u>£85,260</u>
Total	<u><u>£3,779,773</u></u>	<u><u>£3,309,885</u></u>

The cost of the Common Investment Funds was £2,723,170 (2011: £2,168,763).

The market value of investment properties comprises:

Land at Butcher Row	500,000	500,000
Development costs at Butcher Row	293,785	293,785
	<u>793,785</u>	<u>793,785</u>
Land in Kent	68,083	68,083
	<u>£861,868</u>	<u>£861,868</u>

The Trustees take the view that there has been no ascertainable material change in value of the land at Butcher Row and in Kent in the last financial year. However, discussions are taking place which could lead to the development of the land in Kent, and a consequent increase in its value. No figure for the cost of the investment properties is available.

	2012	2011
	£	£
Investment Income		
Dividends	105,663	115,161
Bank deposit and other interest	15,591	9,391
Rents	2,715	1,072
	<u>£123,969</u>	<u>£125,624</u>

6. DEBTORS	2012	2011
	£	£
Debtors and prepayments	30,521	84,311
HM Revenue & Customs (VAT)	44,250	39,292
	<u>£74,771</u>	<u>£123,603</u>

THE ROYAL FOUNDATION OF ST. KATHARINE

NOTES TO THE ACCOUNTS (continued)

FOR THE YEAR ENDED 31 MARCH 2012

7. CREDITORS:		2012	2011
Amounts falling due within one year		£	£
Retention against building contracts		3,094	3,094
Deposits in advance of bookings		109,036	95,267
Creditors and accrued expenses		58,668	71,404
Other taxation and social security		35,045	7,507
		<u>£205,843</u>	<u>£177,272</u>
8. CAPITAL COMMITMENTS		2012	2011
		£	£
Capital expenditure contracted but not provided for in the accounts		£ -	£ -
		<u>£ -</u>	<u>£ -</u>

9. FUND FOR THE PREVENTION OF CAPITAL LOSS ON SALE OF REVERSIONARY INTEREST

In accordance with the Charity Commissioners' Order of 26 April 1973, part of the sale proceeds of Dunstable Court were applied in the purchase of £2,568.04 8% Treasury Stock 1975, subsequently exchanged for 9% Convertible Treasury Stock 1980.

The 9% Convertible Treasury Stock 1980 was redeemed and the proceeds are now represented by 1,674.32 COIF Charities Investment Fund Accumulation shares. This holding is included in the Endowment Fund investments at a market value of £139,843.

10. ANALYSIS OF NET ASSETS BETWEEN FUNDS	Restricted Endowment £	Ardingly Fund £	Unrestricted Fund £	Total £
Fund Balances at 31 March 2012 are represented by:				
Tangible fixed assets	5,470,005	-	73,862	5,543,867
Investments	4,509,641	138,200	-	4,647,841
Net Current Assets	215,472	17,189	(69,864)	162,797
Total Net Assets	<u>£10,188,918</u>	<u>£155,389</u>	<u>£3,998</u>	<u>£10,348,305</u>