

THE MEA TRUST
(A charitable company limited by guarantee)

REPORT AND UNAUDITED FINANCIAL STATEMENTS

31 MARCH 2023

Registered company number 03721573
Registered charity number 1074895

**Armstrong Watson
Chartered Accountants
Newcastle upon Tyne**

THE MEA TRUST
REPORT AND FINANCIAL STATEMENTS
31 MARCH 2023

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THE MEA TRUST
REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2023

REFERENCE AND ADMINISTRATIVE DETAILS

Charity number: 1074895 **Company number:** 03721573

Website: www.meahouse.org.uk

Trustees

Mr I Burke (resigned on 31 December 2022)
Ms G Mandell (resigned on 31 August 2023)
Mr W McKay
Mr S T Gilroy
Mr J Lane
Mr M I Spriggs *Chair*
Mrs J Urron (resigned on 11 July 2023)
Cllr T Cairns
Mr S D Bowett

Secretary

Miss K Sweeney

Registered office

MEA House
Ellison Place
Newcastle upon Tyne
NE1 8XS

Independent examiner

Mr D R Gold
Armstrong Watson LLP
One Strawberry Lane
Newcastle upon Tyne
NE1 4BX

Investment advisers

Rbc Brewin Dolphin
Time Central
Gallowgate
Newcastle upon Tyne
NE1 4SR

Managing agent

Naylors Gavin Black LLP
Hadrian House
8 Higham Place
Newcastle upon Tyne
NE1 8AF

THE MEA TRUST
REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2023

The trustees are pleased to present their report together with the unaudited financial statements of the charity for the year ended 31 March 2023 which are also prepared to meet the requirements for a directors' report and financial statements for Companies Act purposes.

The financial statements comply with the Charities Act 2011, the Companies Act 2006, the Memorandum and Articles of Association and Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing the accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

Structure, governance and management

The MEA Trust is a company limited by guarantee and is governed by its Memorandum and Articles of Association (revised 28 September 2000, 13 June 2011, 2 May 2012 and 18 September 2018). It is a charity registered with the Charity Commission.

The full Trust Board meets at least twice in any one year and there is a subcommittee for Finance and Risk Management. The Annual General Meeting usually takes place in December.

The Trust currently has 6 trustees (The Memorandum states the Board will consist of at least 5 and not more than 15 individuals).

New trustees are appointed by the Trust Board with careful consideration to maintaining a wide range of relevant professional expertise on the Board to cover financial, legal and property matters. The trustees may at any time co-opt any person duly qualified to be appointed as a trustee to fill a vacancy or as an additional trustee, but a co-opted trustee holds office only until the next AGM. The chairman is elected and his or her period of office is determined by the trustees.

The induction and training of trustees is dealt with according to individual need and is co-ordinated by the chairman. Usually, trustees have prior professional/charity knowledge and experience.

Since the departure of the Trust director, Naylor's have successfully assumed responsibility for the overall management of MEA House and all relevant regulatory compliance. They have also assumed responsibility for corporate and company secretarial support and compliance.

Risk management

The trustees have examined the major strategic, business and operational risks which the charity faces and confirm that systems have been established to enable regular reports to be produced so that the necessary steps can be taken to both lessen these risks and take advantage of key opportunities.

Key documents are reviewed at least annually: e.g. the full risk assessment report; tenant payment schedule and Trust investments and reserves; the health and safety policy statement and fire risk assessment (including the fire evacuation strategy).

Objectives and activities

The Trust has general charitable objectives with the power to let property to other charities at a rent less than the commercial rents in the market place. Its mission statement, agreed at the EGM in January 2011, was varied at a Board meeting held on 8 December 2015 "To promote and support the development of the charitable, voluntary and community sectors in the North East". This was one of the agreed outcomes from the strategic review and is currently being implemented within the delivery of the overall business plan which is now nearing completion.

THE MEA TRUST
REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2023

Objectives and activities *(continued)*

At the EGM in January 2011, the trustees reviewed their objectives and stated their new proposed objectives which continue to sit alongside their present Articles:

- i) To secure and maintain full occupancy of MEA House, preferably with registered charities as tenants, but also welcoming Social Enterprise and CIC type organisations. Outright commercial tenants should be sought only if space still remains unoccupied. As a consequence, maintaining full occupancy of MEA House is a priority and has been addressed in the business plan with a view to allowing commercial tenants into MEA House.
- ii) To deliver best value in relation to the costs of operation, consistent with the objective of providing good quality serviced office accommodation at an appropriate cost.
- iii) To promote and increase awareness of MEA House, especially in the Third Sector.
- iv) To further explore existing, and consider developing new, facilities and skills to generate additional income.

Following the amendment by Special Resolution at an Extraordinary Meeting on 27 March 2012, the Deed of Covenant under which MEA House operates has now, with the permission of Newcastle City Council, been formally varied to provide for the inclusion of the following types of organisation which have been added to the definition of ‘approved organisations’:

- Community Interest Companies (CICs)
- Industrial and Provident Societies (regulated under the Industrial and Provident Societies Act 1965)
- Other forms of Social Enterprise with the consent of the Landlord (In this context, the definition of Landlord has been clarified as being Newcastle City Council).

MEA House was built to achieve the aim of providing charities with good quality accommodation in one centre with rents below the market level. The building provides approximately 27,000 square feet of office space which is let to a wide range of charities of varying size which support local people of all ages.

The trustees confirm that they have been given the general guidance produced by the Charity Commission on public benefit and are confident that it is achieved through the letting to charities and the hire of the meeting rooms to the voluntary sector.

Achievements and performance

During the year, the usual pattern of trustees’ meetings was maintained, the more recent being in person once again. The work of the Finance Sub Committee continues to be key.

Progress has been made with the headlease negotiations with the City Council and a new lease with a term of 125 years was completed on 30 May 2023.

MEA House re-opened for business as usual during the year. Occupation remains very high and usage has returned to near normal levels. Again, the trustees wish to record their gratitude to tenants and all involved in the charity, particularly staff, for their continued support which has enabled the charity to finish the year in a better position than it might otherwise have been. Nevertheless, there has been a significant deficit in the year, which the trustees are working to address.

THE MEA TRUST
REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2023

Achievements and performance *(continued)*

Subsequent to the year end, the Trustees were made aware of the interest of Northumbria University in acquiring MEA House as a special purchaser. By that time, it was becoming apparent that the forecast costs of running and maintaining the building would require increases in rent which would not be competitive in the office market in Newcastle. After taking professional advice, the Trustees decided to sell the building.

This decision was taken with considerable sadness but acknowledging that continued ownership of MEA House was unsustainable.

A process of informing staff and tenants was undertaken, the flexibility of the agreement with the University enabling lengthy notice terms and limited help with moving costs. Help has also been given to tenants in finding alternative accommodation.

Completion of the sale is due in early summer 2024 and the Trustees are currently engaged in considering the future of the Trust and its residual assets.

Financial review

The principal funding source comprises rents and service charges. This rental income and the related MEA House running and refurbishment costs are shown in the statement of financial activities.

No transfer has been made out of rents received (as referred to in note 2 c) ii)) into the Repair and Refurbishment Fund (no transfer was made in 2022).

Reserves policy

It is the policy of the charity to maintain unrestricted funds not invested in fixed assets or designated for specific purposes (the free reserves) at an appropriate level to cover any gap that may arise between rental income and expenditure. There were no free reserves at 31 March 2023 (2022: £Nil). The trustees will review both the policy and the reserves position on a regular basis.

To fulfil the charitable objects of the MEA Trust in the provision of good quality accommodation to charitable organisations, the trustees have established a policy of setting aside unrestricted income received to designated reserves, the purpose of which is to fund the replacement of major items of plant and to help meet future major refurbishment expenditure on MEA House.

The balance sheet shows that the Trust holds unrestricted income funds of £259,434 and all of this is held as designated funds for the purposes explained in the accounting policies note to the financial statements on page 9. The balance on this fund is shown in note 11.

Investment powers, policy and performance

Under the Memorandum and Articles of Association, the charity has unrestricted power to invest funds in any manner after obtaining advice from a financial expert and having regard to the suitability of investments and the need for diversification. There is discretionary management of investments within the context of clearly defined parameters.

Brewin Dolphin, our Investment Advisers, have identified 10 risk categories. The trustees have agreed that Risk Category 6 is most suitable for the MEA Trust portfolio. The strategic benchmark associated with this risk profile has the following asset allocation: Equities, 68.5%, Fixed Income, 17%, Alternatives, 12% and Cash 2.5%.

THE MEA TRUST
REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2023

The trustees are prepared to have a significant majority of the charity's investments in equities with the aim of achieving a higher investment return over the long term. The allocation to equities means the portfolio may experience heightened levels of volatility over the investment term. The portfolio will typically include two thirds of the assets invested in equities whilst the remainder will be split between cash, fixed income and alternatives. The trustees are prepared to accept fluctuations in the value of the portfolios to achieve the investment goals.

The investment policy is reviewed at least annually with direct reference to the long term financial plan and long term property review. The Finance Committee meet with the investment manager and managing agent and report to the trustees on a regular basis.

The combined total return on investments, before fees, was -6.2% (2022: 8.7%) and the benchmark for the year was -1.4% (2022 benchmark: 8.7%).

Statement of trustees' responsibilities in relation to the financial statements

The trustees (who are also directors of The MEA Trust for the purposes of company law) 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).

Company law 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 charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company 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 UK 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 charitable company will continue in operation.

The trustees are responsible for keeping adequate accounting records that disclose with reasonable accuracy at any time the financial position of the charitable company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Small company provisions

This report has been prepared in accordance with the special provisions for small companies, under Part 15 of the Companies Act 2006.

On behalf of the trustees

Mr M I Spriggs
Chairman
12 December 2023

INDEPENDENT EXAMINER'S REPORT

TO THE TRUSTEES OF THE MEA TRUST

I report to the charity trustees on my examination of the accounts of the company for the year ended 31 March 2023, which are set out on pages 7 to 15.

Responsibilities and basis of report

As the charity's trustees of the company (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the Act 2006').

Having satisfied myself that the accounts of the company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your charity's accounts as carried out under section 145 of the Charities Act 2011 (the '2011 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's report

Since the company's gross income exceeded £250,000 your examiner must be a member of a body listed in section 145 of the 2011 Act. I confirm that I am qualified to undertake the examination because I am a member of the Institute of Chartered Accountants in England and Wales, which is one of the listed bodies.

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe:

- 1) accounting records were not kept in respect of the company as required by section 386 of the 2006 Act; or
- 2) the accounts do not accord with those accounting records; or
- 3) the accounts do not comply with the accounting requirements of section 396 of the 2006 Act other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination; or
- 4) the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended practice for accounting and reporting by charities (applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)).

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

D R GOLD FCA
Independent Examiner
Armstrong Watson LLP
One Strawberry Lane
Newcastle upon Tyne
NE1 4BX

12 December 2023

THE MEA TRUST

STATEMENT OF FINANCIAL ACTIVITIES
(INCLUDING INCOME AND EXPENDITURE ACCOUNT)

FOR THE YEAR ENDED 31 MARCH 2023

	Note	Unrestricted Funds £	Restricted Funds £	Endowment Fund £	Total 2023 £	Total 2022 £
Income from:						
Donations:						
<i>Grants</i>	4	5,000	-	-	5,000	12,494
Charitable activities:						
<i>Rents and service charges receivable</i>		333,452	-	-	333,452	315,221
Investments		6,835	-	-	6,835	4,692
Total income		345,287	-	-	345,287	332,407
Expenditure on:						
Raising funds		2,753	-	-	2,753	3,101
Charitable activities		407,812	118,334	-	526,146	526,158
Total expenditure	5	410,565	118,334	-	528,899	529,259
Net (losses) / gains on investments:						
(Losses) / gains on revaluation of investments	7	(25,415)	-	-	(25,415)	138
Realised (losses) / gains on disposal of investments		(4,350)	-	-	(4,350)	751
		(29,765)	-	-	(29,765)	889
Net expenditure	3	(95,043)	(118,334)	-	(213,377)	(195,963)
Transfers between funds		4,021	6,280	(10,301)	-	-
Net expenditure and net movement in funds		(91,022)	(112,054)	(10,301)	(213,377)	(195,963)
Reconciliation of funds						
Total funds brought forward		350,456	406,504	267,845	1,024,805	1,220,768
Total funds carried forward		259,434	294,450	257,544	811,428	1,024,805

The statement of financial activities includes all gains and losses recognised in the year.
All income and expenditure derives from continuing activities.

The notes on pages 9 to 15 form part of these financial statements.

THE MEA TRUST

BALANCE SHEET

Company number: 03721573

AS AT 31 MARCH 2023

	Note		2023	2022
		£	£	£
Fixed assets				
Tangible assets	6	555,874		683,926
Investments	7	<u>318,152</u>	874,026	<u>370,670</u>
				1,054,596
Current assets				
Debtors	8	24,215		39,886
Cash at bank		<u>85,105</u>		<u>89,674</u>
		109,320		129,560
Creditors: amounts falling due within one year	9	<u>(161,595)</u>		<u>(142,658)</u>
Net current liabilities			(52,275)	(13,098)
Creditors: amounts falling due after more than one year	10		(10,323)	(16,693)
Net assets			<u>811,428</u>	<u>1,024,805</u>
The funds of the charity				
Endowment fund			257,544	267,845
Unrestricted income funds	11		259,434	350,456
Restricted income funds	12		294,450	406,504
Total charity funds			<u>811,428</u>	<u>1,024,805</u>

For the year ended 31 March 2023 the charity was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Trustees responsibilities:

- (i) The members have not required the charity to obtain an audit of its financial statements for the year in question in accordance with section 476; and
- (ii) The trustees acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of the financial statements.

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

The financial statements were approved and signed by the trustees and authorised for issue on 12 December 2023.

Mr M I Spriggs
Chairman

The notes on pages 9 to 15 form part of these financial statements

THE MEA TRUST
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2023

1. Legal status of the charity

The charity is a company limited by guarantee, has no share capital and is registered in England and Wales. The address of the registered office is MEA House, Ellison Place, Newcastle upon Tyne, NE1 8XS. The liability of each member in the event of winding up is limited to £1.

2. Accounting policies

The principal accounting policies adopted, judgements and key sources of estimation uncertainty in the preparation of the financial statements are as follows:

a) Basis of preparation

The financial statements have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated. They have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and the Republic of Ireland (FRS 102) and the Companies Act 2006.

The MEA Trust meets the definition of a public benefit entity under FRS 102.

The financial statements are prepared in sterling which is the functional and presentation currency of the charity.

b) Preparation of the accounts on a going concern basis

The charity has reviewed its cash flow forecasts and expects to have adequate resources to continue in operational existence until vacant possession of the building is reached at the end of August 2024. The trustees are considering the future of the charity and cannot at this stage confirm that it will continue as a going concern after that date. There are no adjustments that would be necessary to the financial statements if they were not prepared on a going concern basis.

c) Fund structure

i) Endowment Fund

This represents the capital provided to fund the original cost of MEA House. The fund is reduced annually by a transfer equivalent to the depreciation of the original cost of MEA House.

ii) Designated funds

The following designated fund is unrestricted funds earmarked by the trustees for specific purposes:

Repair and Refurbishment Fund

The purpose of this fund is to meet major repair expenditure out of a fund accumulated by annual transfers from rents received at the discretion of the trustees. During the year, an amount was also transferred to the General Fund to make good its accumulated deficit.

THE MEA TRUST
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2023

2. Accounting policies (continued)

c) Fund structure (continued)

iii) Restricted funds

Grants and donations obtained for specific purposes are recognised in the financial statements as restricted funds, together with attributable investment income.

Refurbishment Fund

The Refurbishment Fund was established to meet expenditure relating to a major refurbishment of the building. The fund is reduced annually by the depreciation of the refurbishment cost of MEA House.

d) Fixed assets and depreciation

Tangible fixed assets are included in the financial statements at their historical cost. The building is held for use for the supply of accommodation to other charities at less than market rent. The trustees therefore do not consider MEA House to be an investment property requiring inclusion in the financial statements at fair value.

Depreciation is provided on all tangible fixed assets at rates calculated to write off the cost less estimated residual value of the assets over their expected useful lives. The rates used are as follows:

Building: original cost	- straight line over 75 years
Building: refurbishment	- straight line over 25 years
Furniture and equipment	- 20% per annum reducing balance

e) Investments

Investments are a form of financial instrument and are initially recognised at cost and subsequently measured at their fair value as at the balance sheet date using the closing quoted market price.

Gains or losses arising on revaluation or disposal are recognised in the statement of financial activities in the funds in which the investments are held.

f) Cash at bank

Cash at bank includes an instant access COIF Charities Deposit Fund accounts.

g) Creditors and provisions

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

h) Financial instruments

The charity only has financial instruments and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially measured at transaction value and subsequently measured at their settlement value, with the exception of the mortgage loan which is measured at amortised cost using the effective interest method.

THE MEA TRUST

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2023

2. Accounting policies (*continued*)

i) Income recognition

All income is included in the statement of financial activities when the charity has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably. The following specific policies are applied to particular categories of income:

Donations are received by way of grants and donations and are included in full in the statement of financial activities when receivable. Such income is only deferred when the donor specifies that the grant or donation must only be used in future accounting periods, or the donor has imposed conditions which must be met before the charity has unconditional entitlement.

Investment income such as dividends and interest are included when receivable.

Income from charitable activities includes income from rents and service charges which are recognised on a straight-line basis over the term of the lease.

j) Expenditure recognition

Expenditure is included in the statement of financial activities on an accruals basis, inclusive of any VAT which can not be recovered.

Costs of expenditure on raising funds comprise the costs incurred in raising income from grants and donations.

Charitable expenditure comprises all costs of activities in furtherance of the objects of the charity.

Governance costs represents costs incurred in connection with administration of the charity and compliance with constitutional and statutory requirements.

Support costs are allocated on the basis of staff time spent on each activity and are shown in note 5 to the accounts.

k) Pensions

Employees of the charity are entitled to join a defined contribution money purchase scheme. The charity contribution in the year is disclosed in note 5. The money purchase plan is managed by B&CE Holdings (The People's Pension). The charity has no liability beyond making its contributions and paying across the deductions for employees' contributions.

3. Net expenditure

2023	2022
£	£

Net expenditure for the year is stated after charging:

Independent examination and accountancy services:

Independent examination

1,074	976
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Accountancy services

9,593	8,962
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Depreciation of tangible fixed assets

129,050	129,115
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4. Grants

	Unrestricted	Restricted	2023	2022
	£	£	£	£
Frazer Trust	-	-	-	1,000
The W A Handley Charity Trust	1,000	-	1,000	1,000
Newcastle City Council	4,000	-	4,000	4,000
Coronavirus Job Retention Scheme grant	-	-	-	6,494
	5,000	-	5,000	12,494

THE MEA TRUST
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2023

5. Total expenditure

	Raising funds £	Charitable activities £	Governance costs £	Total 2023 £	Total 2022 £
Direct costs					
Staff costs	-	55,544	-	55,544	51,723
Property running and refurbishment costs	-	310,465	-	310,465	308,752
Depreciation and loss on disposal	-	129,050	-	129,050	129,115
Loan interest	-	647	-	647	53
Legal and professional fees	-	4,838	13,405	18,243	25,065
Independent examination and accountancy	-	4,645	6,022	10,667	9,938
Investment management costs	2,753	-	-	2,753	3,101
Trustees' indemnity insurance	-	-	1,530	1,530	1,512
	<u>2,753</u>	<u>505,189</u>	<u>20,957</u>	<u>528,899</u>	<u>529,259</u>
Governance costs		20,957			
Total expenditure on charitable activities		<u>526,146</u>			

	2023 £	2022 £
Staff costs and numbers:		
Wages and salaries	51,060	47,886
Social security costs	3,385	2,744
Pension costs	1,099	1,093
	<u>55,544</u>	<u>51,723</u>

The charity considers its key management personnel comprise the trustees. The total employment benefits of the key management personnel were £Nil (2022: £Nil). There are no employees with emoluments above £60,000 per annum. No trustees, or any person related or connected by business to them, received any remuneration from the charity during the year.

The aggregate amount of expenses reimbursed to the trustees during the year was £Nil (2022: £Nil). The number of trustees reimbursed for travelling expenses was nil (2022: nil).

	2023	2022
The average number of employees during the year, analysed by function was as follows:		
Building services, security and cleaning	<u>4</u>	<u>4</u>

THE MEA TRUST

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2023

6. Tangible fixed assets

	MEA House £	Furniture and equipment £	Total £
Cost			
At 1 April 2022	3,730,961	33,702	3,764,663
Additions	-	998	998
Disposals	-	-	-
At 31 March 2023	3,730,961	34,700	3,765,661
Depreciation			
At 1 April 2022	3,048,946	31,791	3,080,737
Charge for year	128,635	415	129,050
On disposals	-	-	-
At 31 March 2023	3,177,581	32,206	3,209,787
Net book value			
At 31 March 2023	553,380	2,494	555,874
At 1 April 2022	682,015	1,911	683,926

MEA House The property was subject to a 99 year ground lease granted by the City of Newcastle upon Tyne on 25 September 1975. A new lease with a term of 125 years was completed on 30 May 2023 following surrender of the existing lease.

7. Fixed asset investments

	Total 2023 £	Total 2022 £
<i>Listed investments:</i>		
Market value at 1 April 2022	357,670	356,629
Additions at cost	25,000	35,553
Disposals at carrying value	(50,159)	(34,650)
Net (losses) / gains on revaluation	(25,415)	138
Market value at 31 March 2023	307,096	357,670
<i>Cash available for reinvestment:</i>	11,056	13,000
<i>Total</i>	318,152	370,670
Historical cost at 31 March 2023	281,766	300,127

The charity funds are subject to the price and yield volatility of the investment portfolio, but this is considered necessary to achieve a higher total return in the longer term.

8. Debtors

	2023 £	2022 £
Rents and service charge arrears	7,837	10,459
Other debtors	1,052	332
Value added tax	-	3,753
Prepayments	15,001	14,088
Accrued income	325	11,254
	24,215	39,886

THE MEA TRUST

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2023

9. Creditors: amounts falling due within one year	2023	2022
	£	£
Loan	5,899	5,808
Rents and service charges in advance	29,564	30,912
Other creditors	93,771	75,957
Value added tax	5	-
Accruals	32,356	29,981
	161,595	142,658

10. Creditors: amounts falling due after more than one year	2023	2022
	£	£
Loan	10,323	16,693

Financial instruments measured at amortised cost comprise the loan financing provided by Newcastle Building Society. The loan is repayable in instalments over the period to December 2025 and bears interest at 1.25% above the Newcastle Building Society's cost of funds, giving an effective rate of 6.5% at the year end. The loan is secured by a first legal charge on part of the leasehold property known as MEA House and a floating charge over all assets of the charity.

Analysis of debt maturity:	2023	2022
	£	£
Amounts payable:		
Within one year (Note 9)	5,899	5,808
Between one and two years	10,323	5,909
Between two and five years	-	10,784
	16,222	22,501

11. Unrestricted funds	Balance at 1 April 2022	Income	Expenditure	Transfers	Investment gains (losses)	Balance at 31 March 2023
	£	£	£	£	£	£
General Fund	(4,114)	340,683	(390,681)	54,112	-	-
Designated funds:						
Repair and Refurbishment Fund	354,570	4,604	(19,884)	(50,091)	(29,765)	259,434
	350,456	345,287	(410,565)	4,021	(29,765)	259,434

Unrestricted funds - previous year	Balance at 1 April 2021	Income	Expenditure	Transfers	Investment gains (losses)	Balance at 31 March 2022
	£	£	£	£	£	£
General Fund	7,811	329,338	(385,085)	43,822	-	(4,114)
Designated funds:						
Repair and Refurbishment Fund	416,193	3,069	(25,839)	(39,742)	889	354,570
	424,004	332,407	(410,924)	4,080	889	350,456

THE MEA TRUST

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2023

12. Restricted funds	Balance at 1 April 2022 £	Income £	Expenditure £	Transfers £	Balance at 31 March 2023 £
Refurbishment Fund	406,504	-	(118,334)	6,280	294,450
	406,504	-	(118,334)	6,280	294,450
<i>Restricted funds - previous year</i>	Balance at 1 April 2021 £	Income £	Expenditure £	Transfers £	Balance at 31 March 2022 £
Refurbishment Fund	518,618	-	(118,335)	6,221	406,504
	518,618	-	(118,335)	6,221	406,504

13. Analysis of net assets between funds

	Tangible fixed assets £	Fixed asset investments £	Net current liabilities £	Long term liabilities £	Total 2023 £	Total 2022 £
Endowment Fund	257,544	-	-	-	257,544	267,845
Unrestricted funds						
General Fund	2,494	-	6,443	(8,937)	-	(4,114)
Designated funds:						
Repair and Refurbishment Fund	-	318,152	(58,718)	-	259,434	354,570
Restricted funds						
Refurbishment Fund	295,836	-	-	(1,386)	294,450	406,504
	555,874	318,152	(52,275)	(10,323)	811,428	1,024,805

Analysis of net assets between funds - prior year

	Tangible fixed assets £	Fixed asset investments £	Net current assets £	Long term liabilities £	Total 2022 £	Total 2021 £
Endowment Fund	267,845	-	-	-	267,845	278,146
Unrestricted funds						
General Fund	1,911	-	3,002	(9,027)	(4,114)	7,811
Designated funds:						
Repair and Refurbishment Fund	-	370,670	(16,100)	-	354,570	416,193
Restricted funds						
Refurbishment Fund	414,170	-	-	(7,666)	406,504	518,618
	683,926	370,670	(13,098)	(16,693)	1,024,805	1,220,768

14. Events after the balance sheet date - non adjusting event

On 13 June 2023, after taking professional advice, The MEA Trust contracted to dispose of its long leasehold interest in the building to Northumbria University. Completion of the transaction is conditional upon vacant possession being obtained by 29 August 2024.