

READING REAL ESTATE FOUNDATION

England & Wales · Charity number 1092627

Details

Status	Registered
Legal form	Charitable company
Company number	04347140
Registered	2002-06-26
Register	View on the Charity Commission register

Contact

Address	University of Reading Henley Business School Whiteknights Reading RG6 6UD
Phone	01183784191
Email	RREF-development@henley.ac.uk
Website	www.henley.ac.uk/rref

Activities

Objects: THE ADVANCEMENT OF EDUCATION IN THE ART AND SCIENCE OF REAL ESTATE AT THE UNIVERSITY OF READING THROUGH THE PROVISION OF GRANTS

Activities: Advancement of education in the art and science of Real Estate at the University of Reading
Providing financial assistance to students in need
Widening access to the real estate profession
Offering activities to further learning and the employability of students and graduates
Raising funds
Sharing expertise and best practice
Raising awareness of the School of Real Estate and Planning

Classification

- **How:** Makes Grants To Individuals, Makes Grants To Organisations, Provides Advocacy/advice/information, Sponsors Or Undertakes Research, Other Charitable Activities
- **What:** Education/training, Economic/community Development/employment
- **Who:** Children/young People, Other Defined Groups, The General Public/mankind

Geography

- **Area of benefit:** READING
- Reading

Finances

Period end	Income	Expenditure	Assets	Employees
2025-07-31	£629,232	£891,539	£1,014,974	7
2024-07-31	£629,501	£769,884	£1,277,281	8
2023-07-31	£756,501	£583,774	£1,417,664	9
2022-07-31	£575,986	£583,404	£1,244,937	8
2021-07-31	£638,642	£484,715	£1,252,355	8

Trustees

Name	Role	Appointed
Peter Michael Miskell	Chair	2023-01-11
Angelique Chettiparambil Rajan		2022-06-17
Ben Ingram		2025-02-27
Catherine Webster		2025-06-25
Christopher William Piers Staveley		2026-03-04
Eamonn D'Arcy		2024-10-08
JEAN-PIERRE MARCEL JOSEPH CHOULET		2023-11-06
Katherine Susanna Norton		2020-03-01
Kleio Akrivou		2022-02-09
Patrick James Allen		2020-02-01
Richard Bartlett Tranter		2023-06-12
Russell Paul Jewell		2026-03-04
Samantha Su-Mei Kempe		2025-02-27
VIRGINIA GIBSON		

Accounts

Reading Real Estate Foundation

Charity Number 1092627

Company Number 04347140

Annual Report and Financial Statements

For the Year Ended 31 July 2025

Reading Real Estate Foundation
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For the Year ended 31 July 2025

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**Reading Real Estate Foundation
Charity information**

For the Year ended 31 July 2025

Trustees

Professor K Akrivou
Mr P Allen
Professor A Chettiparambil Rajan
Professor V Gibson
Professor PM Miskell
Ms K S Norton
Mr J M Ridley
Mr C M Taylor
Professor R Tranter
Mr JP Choulet
Professor E D'Arcy (from October 2024)
Ms Catherine Webster (from July 2025)
Mrs Samantha Su-Mei Kempe (from January 2025)
Mr Ben Ingram (from March 2025)
Mr D Atkins (until March 2025)
Mr S Lancaster (until June 2025)
Professor G Marcato (until August 2024)

Registered & Principal office

University of Reading
G11 Whiteknights House
Whiteknights
Reading
Berkshire
RG6 6AH

Charity registered number

1092627

Company registered number

04347140

Country of incorporation

United Kingdom

Auditor

Forvis Mazars
8th Floor, Assembly C, Cheese Lane
Bristol BS2 0JJ
United Kingdom

Bankers

Lloyds Bank
25 Gresham Street
London
EC2V 7AE

Reading Real Estate Foundation

Directors and Trustees' Report

The trustees of Reading Real Estate Foundation ('the charity') present their report and the audited financial statements of the charity for the year ended 31 July 2025.

Structure and legal status

The charity is registered with the Charity Commission and is also a private company limited by guarantee. It was registered on 4 January 2002 in England and is governed by its memorandum and articles of association. The exemptions for small companies have been taken in relation to the strategic and trustees' report. Each member of the charity's liability is limited to £1 in the event of winding up. The sole member is currently the University of Reading ('the University'). The names of the members of the Council of the University can be obtained from its financial statements. Details about the trust are disclosed on page 3.

The trustees, who are also directors for company law purposes, are listed on page 3. As set out in the articles of association, new trustees may be appointed by an ordinary resolution of members or by a decision of the trustees. They have no fixed term of appointment. They receive a copy of 'The Essential Trustee: What you need to know' and receive a copy of the charity's memorandum and articles of association. The University has the right to nominate a majority of the trustees. None of the trustees held any disclosable interest in the charity.

The combined annual report includes the Directors' Report as required by company law and the Trustees' Report.

Objectives and aims

The objective of the charity is the advancement of education in the art and science of real estate at the University.

The aims of the charity are:

- to strengthen the links between the Department of Real Estate and Planning at the University and the Real Estate industry through an active and engaged alumni community;
- to support the department and the industry in widening participation to Real Estate programmes;
- to help support and develop the quality of real estate education at the University; and
- to help maintain the position of the University as a centre of excellence for real estate education and research and to raise awareness of this worldwide.

The strategic approach to achieving these aims is led by the Board of Trustees made up of representatives from the real estate industry, Henley Business School and the University of Reading. Through close collaboration with the Department of Real Estate & Planning and through the Board of Trustees' subcommittees, which are run by volunteers who are leaders in the industry, the charity develops and delivers activities that serve the purpose of enhancing education and research and strengthening links with the industry.

Reading Real Estate Foundation

Directors and Trustees' Report (continued)

Operation of the charity

The Board of Trustees meets three times per year to oversee the running of the charity. Kerry Johnston, Executive Director of RREF, meets monthly with the key management team responsible for fundraising, Engagement and the delivery of activity funded by RREF.

A budget is set for each academic year setting out the income and expenditure targets for the charity, including specific targets for certain projects. The income budget is broken down by type of income (i.e., fundraising and events), whilst the expenditure budget includes specific targets for areas such as bursaries & awards, student activities, research and academic support and events. Close attention is paid to the balance between restricted and unrestricted income and expenditure. These targets are presented to the Board of Trustees at the start of the academic year with progress updates provided at each meeting.

The Management Group meets regularly to:

- monitor income, expenditure and targets for the year;
- ensure financial performance is in line with the agreed delivery plan;
- ensure that best practice guidelines are achieved as agreed by the Board of Trustees; and
- ensure that Charity Commission standards are complied with

The Management Group keeps overheads and expenses not directly related to a particular event or educational activity to a minimum.

Policy for awarding grants, scholarships and bursaries

The charity awards grants, scholarships, and bursaries to students of the Department of Real Estate and Planning at the University. The Disbursement Committee meets at least twice a year to review applications and to award funds. Applications are carefully reviewed according to agreed guidelines. Awards adhere to levels for each individual agreed with the Board of Trustees. In academic year 2024/25 the Committee was chaired by Kerry Johnston and key staff from the Department of Real Estate & Planning.

Political donations

The charity made no political donations in the current or previous year.

Sources of funding

The charity receives funding from corporate sponsors and patrons as well as individual donors including alumni. It also generates income from fundraising events.

Reading Real Estate Foundation

Directors and Trustees' Report (continued)

Review of activities and financial performance

The charity recorded a net loss of £262,307 for the year to 31 July 2025 (2024: loss of £140,383) against a forecast deficit of £276k

Total income for the year was £629,232 (2024: £629,501) which included a donation of £99,471 from the University (£85,946 in respect of staff salaries and £13,525 in respect of rent).

Income from grants and donations decreased by £21.2k. This was the result of a number of changes to donations including a decrease in income for Pathways to Property and regular giving, partially offset by an increase in income from Corporate Patrons and research income.

The income received from activities for generating funds increased to £35.5k (2024: £385) due to the Foundation holding a Fundraising Dinner in June 2025. The newly established Engagement Committee is currently developing an engagement plan to support fundraising and stewardship activities.

Total expenditure for the year was £891,539 (2024: £769,884). The increase was primarily attributed to a planned increase in charitable activities (research £22k, student funding £52k, Pathways to Property £50k) and the costs associated with delivering the Fundraising Dinner.

The Management Group constantly review activity in the real estate industry and review with the Board of Trustees in order to assess any potential risks and are able to adjust expenditure/commitments as appropriate.

To further the objectives of the charity as outlined on page 4, the charity continued to deliver on key initiatives such as the Mentoring Programme with support from alumni and professionals in the real estate and planning industry. The charity also continued to support activities such as Mock Assessment Days, alongside the annual Real Estate and Planning Careers Fair and evening lecture series. This has contributed to the continuing development of the curriculum and the ongoing ability of the University to produce highly employable Real Estate and Planning graduates. During the year, the charity continued to support an initiative focused on resilience to support students in the area of mental health.

The charity continues to build on the successful Pathways to Property project in partnership with over 30 real estate firms, with the objective of widening access to the Real Estate industry and raising awareness of Real Estate as a profession and subject of study. In July 2025, 144 students (2024: 141 students) participated in the thirteenth Pathways to Property Summer School. The face-to-face Summer School took place at the University of Reading, and included taster lectures, site visits, a meet the industry event, careers advice and university life sessions as well as a group project and final presentations to industry supporters. In addition to the Summer School, the Foundation delivered 6 regional Insight Days for students looking to understand this future career path.

Reading Real Estate Foundation

Directors and Trustees' Report (continued)

Financial position and reserves

The charity had net current assets of £1,014,974 at 31 July 2025 (2024: £1,277,281). The amount owed to the charity by the University at 31 July 2025 was £1,111,434 (2024: £1,375,370).

The trustees aim to retain a reserve for committed costs, such as the ongoing provision of bursaries and awards, and for protection against fluctuations in income. A period of twelve months has been adopted as an appropriate minimum level of reserves.

The total reserves of the charity at 31 July 2025 were £1,014,974 (2024: £1,277,281). This included restricted funds of £731,481 (2024: £945,958) in respect of Pathways to Property, the George Fiennes Bursary and other restricted donations. Unrestricted funds totalled £283,493 (2024: £331,323).

Public benefit

The trustees of the charity have due regard to the Charity Commission's public benefit guidance. All charities must have charitable purposes and apply them for the public benefit. The charity's core charitable purpose is to support and develop the quality of real estate education and research at the University. Key activities in the year to ensure the delivery of core objectives included:

- the provision of bursaries to students in financial need and grants to students suffering hardship;
- events to strengthen the link between industry and the Department of Real Estate and Planning;
- organising seminars and a series of evening lectures in which industry speakers gave students insight into the real estate industry and prevailing market issues;
- expanding the membership of the charity's mentoring scheme network through which members are encouraged to offer expert advice and guidance to students;
- raising awareness of real estate as a profession to a wider audience of school and college pupils in state schools.

Fundraising

The charity has a fundraising strategy aimed at delivering its fundraising targets through different streams of income, mainly corporate fundraising and individual fundraising. Funds raised during the year (excluding donations from the University) totalled £436,741 against a target of £484,800 and the previous year's total of £452,596.

Fundraising activities are carried out by professional fundraisers within the charity and by volunteers managed by the charity. No commercial participators are engaged. The charity does not undertake any mass fundraising activities aimed at the general public. Individuals approached for fundraising purposes are typically already engaged with the charity and are under no undue pressure to donate. During the year 466 volunteers (2024: 451) assisted the charity in its fundraising and mentoring efforts by providing generally several hours of service each.

Reading Real Estate Foundation
Directors and Trustees' Report (continued)

The individual heading the charity's fundraising function in 2024/25, under the management of the charity's Executive Director, is a member of the Institute of Fundraising and is embarking on the Certificate in Fundraising programme awarded by the Institute of Fundraising.

The internal fundraising function of the charity is under the management of the charity's Executive Director.

No complaints were received by the charity in respect of fundraising during the year.

Risk management

The trustees give due consideration to the major risks to which the charity is exposed, in particular those related to operations and finances. The trustees are satisfied that systems are in place to mitigate exposure to the major risks.

The loss of funding from major corporate patrons is the main risk which would reduce the charity's income. To alleviate this risk, the charity continually uses the alumni sub-boards and committees to drive activities forward and to recruit supporters and sponsors. The charity continues to improve its engagement activity in order to continue drawing in funding, and sponsorships.

Plans for future periods

The charity plans to continue with the current student initiatives and bursary funding. Alongside this, the management team is currently reviewing potential areas of future support and funding in the areas of teaching & learning, research initiatives and international opportunities for students.

The Pathways to Property Project Board is currently reviewing the impact of project activity following the expansion of the reach of the project through Regional Insight Days. A focus for the project is to increase the number of students going on to study or work in property after attending the Summer School and Insight Days, and to develop a community of students who have been through the programme in order that they may support each other as they enter, and progress through, the industry.

More broadly, the charity is aiming to develop relationships with organisations affiliated to the Real Estate industry, both financially and through volunteering, in order to ensure it can adapt its activities and stay relevant to a changing industry.

Going Concern

The charity has significant unrestricted reserves accumulated from historical surpluses and it has net current assets. The trustees do not believe that any material uncertainties exist as to the ability of the charity to continue as a going concern for the foreseeable future.

Reading Real Estate Foundation

Statement of trustees' responsibilities

The trustees (who are also directors of Reading Real Estate Foundation for the purposes of company law) are responsible for preparing the Trustees' Annual Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland".

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 judgments 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; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in business.

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.

Statement of disclosure of information to auditor

The trustees who held office at the date of approval of this report confirm that, so far as they are each aware, there is no relevant audit information of which the charity's auditor is unaware; and each trustee has taken all the steps that he/she ought to have taken as a trustee to make him/herself aware of any relevant audit information and to establish that the charity's auditor is aware of that information. Pursuant to Section 487 of the Companies Act 2006, the auditor will be deemed to be reappointed and Forvis Mazars will therefore continue in office.

Approved for issue by the Board of Trustees.



Professor Peter Miskell
Director and Trustee (Chair)
18 February 2026

Reading Real Estate Foundation

Independent auditor's report to the members of Reading Real Estate Foundation

Opinion

We have audited the financial statements of Reading Real Estate Foundation (the 'charity') for the year ended 31 July 2025 which comprise the Statement of Financial Activities (including income and expenditure account), the Balance Sheet, and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 July 2025 and of its income and expenditure 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 Companies Act 2006.

Basis for opinion

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

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Other information

The other information comprises the information included in the Annual Report and Financial Statements, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise

Reading Real Estate Foundation

Independent auditor's report to the members of Reading Real Estate Foundation (continued)

explicitly stated in our report, we do not express any form of assurance conclusion thereon.

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 course of 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 this gives rise to a material misstatement in the financial statements themselves. 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.

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Annual Report which includes the Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Directors' Report included within the Annual Report has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In light of the knowledge and understanding of the charity and its environment obtained in the course of the audit, we have not identified material misstatements in the Directors' Report included within the Annual Report.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the trustees were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemption in preparing the Trustees' report and from the requirement to prepare a strategic report.

Responsibilities of Trustees

As explained more fully in the trustees' responsibilities statement set out on page 9, the trustees (who are also the directors of the charitable company for the purposes of charity law) are responsible for the preparation of the financial statements and for being satisfied that they 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.

Reading Real Estate Foundation

Independent auditor's report to the members of Reading Real Estate Foundation (continued)

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.

Auditor's 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 an auditor's report 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 the financial statements.

The extent to which our procedures are capable of detecting irregularities, including fraud, is detailed below.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud.

Based on our understanding of the charity and its industry, we considered that non-compliance with the following laws and regulations might have a material effect on the financial statements: employment regulation, health and safety regulation, pensions regulations and anti-money laundering regulation.

To help us identify instances of non-compliance with these laws and regulations, and in identifying and assessing the risks of material misstatement in respect to non-compliance, our procedures included, but were not limited to:

- Inquiring of management and, where appropriate, those charged with governance, as to whether the charity is in compliance with laws and regulations, and discussing their policies and procedures regarding compliance with laws and regulations;
- Inspecting correspondence, if any, with relevant licensing or regulatory authorities;
- Communicating identified laws and regulations to the engagement team and remaining alert to any indications of non-compliance throughout our audit; and
- Considering the risk of acts by the charity which were contrary to applicable laws and regulations, including fraud.

We also considered those laws and regulations that have a direct effect on the preparation of the financial statements, such as tax legislation, pension legislation, the Charities' SORP, the Charities Act 2011 and the Companies Act 2006.

In addition, we evaluated the trustees' and management's incentives and opportunities for fraudulent manipulation of the financial statements, including the risk of management override of

controls, and determined that the principal risks related to posting manual journal entries to manipulate financial performance, management bias through judgements and assumptions in

Reading Real Estate Foundation

Independent auditor's report to the members of Reading Real Estate Foundation (continued)

significant accounting estimates, in particular in relation to, revenue recognition (which we pinpointed to the cut-off assertion).

Our audit procedures in relation to fraud included but were not limited to:

- Making enquiries of the trustees and management on whether they had knowledge of any actual, suspected or alleged fraud;
- Gaining an understanding of the internal controls established to mitigate risks related to fraud;
- Discussing amongst the engagement team the risks of fraud; and
- Addressing the risks of fraud through management override of controls by performing journal entry testing.

There are inherent limitations in the audit procedures described above and the primary responsibility for the prevention and detection of irregularities including fraud rests with management. As with any audit, there remained a risk of non-detection of irregularities, as these may involve collusion, forgery, intentional omissions, misrepresentations or the override of internal controls.

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 auditor's report.

Use of the audit report

This report is made solely to the charity's members as a body in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charity's members 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 members as a body for our audit work, for this report, or for the opinions we have formed.



[David Hoose \(Feb 18, 2026 15:09:09 GMT\)](#)

David Hoose (Senior Statutory Auditor) for and on behalf of Forvis Mazars LLP

Chartered Accountants and Statutory Auditor

8th Floor, Assembly C, Cheese Lane, Bristol BS2 0JJ, United Kingdom

18/02/2026

Reading Real Estate Foundation

Statement of financial activities (including income and expenditure account)

For the Year ended 31 July 2025

	Note	Unrestricted funds 2025 £	Restricted funds 2025 £	Total funds 2025 £	Total funds 2024 (Note 17) £
Income					
Grants and donations	3	329,122	207,090	536,212	557,382
Charitable activities	4	35,452	-	35,452	385
Interest receivable	5	57,568	-	57,568	71,734
Total income		422,142	207,090	629,232	629,501
Expenditure					
Raising funds	6	27,902	-	27,902	833
Charitable activities	7	377,849	401,571	779,420	670,101
Other expenditure	8	64,221	19,996	84,217	98,950
Total expenditure		469,972	421,567	891,539	769,884
Net income/(expenditure) and net movement in funds for the year		(47,830)	(214,477)	(262,307)	(140,383)
Reconciliation of funds:					
Total funds brought forward		331,323	945,958	1,277,281	1,417,664
Total funds carried forward		283,493	731,481	1,014,974	1,277,281

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

The accompanying accounting policies and notes form part of these financial statements.

Reading Real Estate Foundation**Company Number 04347140****Balance sheet as at 31 July 2025**

	Note	2025 £	2024 £
Current assets			
Debtors	10	1,140,270	1,417,093
Cash at bank and in hand		384	700
		1,140,654	1,417,793
Creditors:			
Amounts falling due within one year	11	(125,680)	(140,512)
Net current assets being total assets less current liabilities, being net assets		1,014,974	1,277,281
The funds of the charity:			
Restricted income funds	12	731,481	945,958
Unrestricted funds	13	283,493	331,323
Total charity funds		1,014,974	1,277,281

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with the provisions of FRS 102 Section 1A – small entities.

The accompanying accounting policies and notes form part of these financial statements.

The financial statements on pages 14 to 27 were approved by the Board of Trustees and signed on its behalf by:



Professor Peter Miskell
Director and Trustee (Chair)

18 February 2026

Reading Real Estate Foundation

Notes to the financial statements

1. Accounting policies

The financial statements 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* (Charities SORP (FRS 102)) effective from 1 January 2019, *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (FRS 102) and the *Companies Act 2006*.

The charity meets the definition of a public benefit entity under FRS 102, is incorporated in England and Wales as a company limited by guarantee not having a share capital. There are currently thirteen Trustees. The sole member of the company is the University. Each member's liability in the event of winding up is limited to £1. The charity is a registered charity. The registered office is given on page 3.

Assets and liabilities are initially recognised at historical cost or transaction value. The financial statements have been prepared on the going concern basis which the trustees believe to be appropriate.

A summary of the primary accounting policies is set out below:

a. Income

Income is recognised when the charity is entitled to the funds, any performance conditions attached to the item(s) of income have been met, it is probable that the income will be received, and the amount can be measured reliably.

Grant income is recognised when the charity is entitled to the funds and any performance-related conditions have been met. Income received in advance of performance-related conditions is deferred on the balance sheet and released in line with such conditions being met.

Donation income is a type of non-exchange transaction without performance-related conditions. Donations are recognised as income when the charity is entitled to the funds. Where donations have donor-imposed restrictions, they are recognised as income when the charity is entitled to the funds and the income is retained within a restricted reserve until such time as it is utilised in line with the restrictions. The charity takes an exemption from providing the names of grant recipients, and the amounts of such grants, during the lifetime of the settlor who donated the funds from which the grants are paid, or during the lifetime of any spouse or civil partner of the settlor.

Donated professional services and donated facilities are recognised as income when the charity has control over the item, any conditions associated with the donated item have been met, the receipt of economic benefit from the use by the charity of the item is probable and that economic benefit can be measured reliably. On receipt, donated professional services and donated facilities are recognised on the basis of the value of the gift to the charity which is the amount the charity would have been willing to pay to obtain services or facilities of equivalent economic benefit on the open market. A corresponding amount is then recognised in expenditure in the period of receipt. In accordance with the Charities SORP (FRS 102), time given by volunteers is not recognised as income.

Reading Real Estate Foundation

Notes to the financial statements (continued)

1. Accounting policies (continued)

Income received in advance for specific events is deferred until the time of the event.

Interest receivable is credited to the statement of financial activities on a receivable basis.

b. Expenditure

Expenditure is recognised once there is a legal or constructive obligation to make a payment to a third party, it is probable that settlement will be required, and the amount of the obligation can be measured reliably.

Where possible, expenditure is allocated to the fundraising or charitable activity to which it relates. Staff costs are included within expenditure on charitable activities since most of their time is spent on these activities. Other support costs which assist the work of the charity but do not directly relate to identifiable charitable activities are classified as other expenditure.

Short-term employment benefits such as salaries and compensated absences are recognised as an expense in the period in which the employees render service to the charity. Any unused benefits are accrued and measured as the additional amount the charity expects to pay as a result of the unused entitlement.

Contributions to defined contribution pension schemes are recognised as an expense in the period during which services are rendered by employees. Differences between contributions payable in the year and contributions actually paid are shown as accruals in the balance sheet.

Other long-term employee benefits are measured at the present value of the benefit obligation at the reporting date.

c. Tax

The charity is considered to pass the tests set out in Paragraph 1 of Schedule 6 of the Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes. Accordingly, the charity is potentially exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3 of Part 11 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

The charity is partially exempt in respect of Value Added Tax, so that it can only recover a minor element of VAT charged on its inputs. Irrecoverable VAT on inputs is included in the costs of such inputs.

Reading Real Estate Foundation

Notes to the financial statements (continued)

1. Accounting policies (continued)

d. Fund accounting

Unrestricted funds are funds which are available to spend on activities that further the objectives of the charity. Designated funds are unrestricted funds of the charity which the trustees have decided at their discretion to set aside to use for a specific purpose. Restricted funds are funds which are to be used in accordance with specific restrictions imposed by either the donor or by the terms of an appeal for funds. The costs of raising and administering such funds are charged against the specific fund.

e. Financial instruments

Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due. Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account. 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 after allowing for any trade discounts due.

f. Liabilities

A liability is recognised where the charity has a present obligation to act or perform in a particular way. The obligation may be either a legal obligation or a constructive obligation. Where there is uncertainty over the amount or timing of a liability, it is classified as a provision. All other liabilities are classified as creditors.

2. Critical accounting judgements and key sources of estimation uncertainty

In preparing financial statements, judgements have to be made in determining the most appropriate methods of applying the charity's accounting policies to the economic transactions which arise during the year. It is also necessary to make assumptions about the future in determining the values of assets and liabilities at the balance sheet date. The trustees believe there are no areas where critical accounting judgements are required and there are no areas of estimation uncertainty.

Reading Real Estate Foundation

Notes to the financial statements (continued)

3. Income from grants and donations

	Unrestricted funds 2025 £	Restricted funds 2025 £	Total funds 2025 £
Pathways to Property	-	198,540	198,540
Research Conference	20,903	-	20,903
P Byrne Fund	-	300	300
David Robins Town & Country Planning Research	-	3,000	3,000
Keith Elliot Bursary	-	5,000	5,000
Michael Keidan Bursary	-	250	250
Donations from the University	99,471	-	99,471
Other donations	208,248	-	208,248
Awards and grant contributions	500	-	500
	329,122	207,090	536,212

	Unrestricted funds 2024 £	Restricted funds 2024 £	Total funds 2024 £
Corporate gifts	500	-	500
Pathways to Property	-	222,641	222,641
P Byrne Fund	-	300	300
Derwent Bursary	-	5,000	5,000
Keith Elliot Bursary	-	5,000	5,000
The John Miles Memorial Scholarship Fund	-	-	-
	-	17,666	17,666
Donations from the University	104,886	-	104,886
Other donations	200,389	-	200,389
Awards and grant contributions	1,000	-	1,000
	306,775	250,607	557,382

Reading Real Estate Foundation

Notes to the financial statements (continued)

3. Income from grants and donations (continued)

More information on these is provided in note 12. Income from grants and donations includes restricted income in relation to the Pathways to Property initiative and other donations. The charity has not received any government grants (2024: nil).

The charity benefits greatly from the involvement and support of its volunteers. In accordance with the Charities SORP (FRS 102), the economic contribution of general volunteers is not recognised in the financial statements.

4. Income from charitable activities

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Breakfast Forums/Annual Dinner	35,452	385
	<u>35,452</u>	<u>385</u>

5. Interest receivable

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Interest received from the University	57,568	71,734
	<u>57,568</u>	<u>71,734</u>

The charity operates a pooled banking arrangement with the University and receives interest on the funds held on its behalf by the University. The interest rate is based on the return achieved by the University on short-term deposits.

6. Expenditure on raising funds

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Breakfast Forums/Annual Dinner	27,902	833
	<u>27,902</u>	<u>833</u>

Reading Real Estate Foundation

Notes to the financial statements (continued)

7. Expenditure on charitable activities

	Unrestricted funds 2025 £	Restricted funds 2025 £	Total funds 2025 £
Grant awards and bursaries to individuals	187,042	-	187,042
Student and graduate events	5,395	-	5,395
Research funding	587	-	587
Pathways to Property	-	164,264	164,264
George Fiennes bursaries	-	15,000	15,000
P Byrne Fund	-	1,006	1,006
David Robins Town & Country Planning Research	-	366	366
Keith Elliot Bursary	-	5,000	5,000
The John Miles Memorial Scholarship	-	6,008	6,008
Derwent Bursary	-	5,000	5,000
Barton Willmore Bursary	-	10,000	10,000
Helical Bursary	-	5,000	5,000
Research Conference	22,639	-	22,639
Staff costs	161,727	189,927	351,654
Other Cost	459	-	459
	<u>377,849</u>	<u>401,571</u>	<u>779,420</u>

	Unrestricted funds 2024 £	Restricted funds 2024 £	Total funds 2024 £
Grant awards and bursaries to individuals	148,360	-	148,360
Student and graduate events	4,672	-	4,672
Research funding	19,761	-	19,761
Pathways to Property	-	132,211	132,211
George Fiennes bursaries	-	5,000	5,000
P Byrne Fund	-	2,006	2,006
David Robins Town & Country Planning Research	-	1,475	1,475
Keith Elliot Bursary	-	5,000	5,000
Michael Keidan Bursary	-	5,000	5,000
The John Miles Memorial Scholarship	-	7,392	7,392
Derwent Bursary	-	10,000	10,000
Staff costs	157,642	171,582	329,224
	<u>330,435</u>	<u>339,666</u>	<u>670,101</u>

Reading Real Estate Foundation

Notes to the financial statements (continued)

7. Expenditure on charitable activities (continued)

Grant awards and bursaries to students in financial need are a key part of the activities of the charity and aim to widen access to learning and research in real estate and planning at the University.

The support and governance costs of the Charity are borne by the University, and it is not practical to allocate these costs across the activities of the Charity.

8. Other expenditure

	Total 2025 £	Total 2024 £
Finance charge from the University	28,579	35,284
Auditor's remuneration – auditing of financial statements	4,053	3,951
Rental charge	13,525	13,525
Other	38,060	46,190
	<u>84,217</u>	<u>98,950</u>

9. Analysis of staff costs, trustee remuneration and expenses, and the cost of key management personnel

	2025 £	2024 £
<i>Staff costs</i>		
Salaries and wages	295,842	277,383
Social security costs	28,867	23,873
Pension costs	26,945	27,970
	<u>351,654</u>	<u>329,226</u>

No employee had employee benefits in excess of £60,000 (2024: nil employees).

The average staff headcount was 20 (2024: 19).

The average staff FTE was 9.6 (2024: 8).

The trustees were not paid and did not receive any other benefits from employment with the charity in the year (2024: £nil). There was one reimbursement of travel expenses (£123.38) during the year (2024: £101.70). No trustee received payment for professional or other services supplied to the charity (2024: £nil). The trustees are considered to be the key management personnel of the charity.

Reading Real Estate Foundation
Notes to the financial statements (continued)

10. Debtors

	2025	2024
	£	£
Trade debtors	28,826	37,219
Other debtors	10	4,504
Amounts due from the University	1,111,434	1,375,370
	<u>1,140,270</u>	<u>1,417,093</u>

All debtors are due within one year. The amounts due from the University are repayable on demand and attract interest at the rate the University obtains for short term deposits.

11. Creditors: Amounts falling due within one year

	2025	2024
	£	£
Accrued expenditure	74,482	76,980
Deferred income	49,000	63,308
Taxation and social security	2,198	224
	<u>125,680</u>	<u>140,512</u>

The movements in deferred income during the period were as follows:

	2025	2024
	£	£
At 1 August	63,307	41,750
Utilised	(24,307)	(22,750)
Income received in advance	-	44,307
At 31 July	<u>39,000</u>	<u>63,307</u>

Both the prior year and current year balances relate to donations received.

Reading Real Estate Foundation
Notes to the financial statements (continued)

12. Analysis of movements in restricted funds

	Balance at 1 August 2024 £	Incoming resources £	Resources expended £	Balance at 31 July 2025 £
Pathways to Property	785,167	198,540	(365,943)	617,764
George Fiennes Bursary	23,243	-	(15,000)	8,243
REP Innovation Fund	27,864	-	(941)	26,923
David Robins Town & Country	30,103	3,000	(7,669)	25,434
P Byrne Fund	1,560	300	(1,006)	854
The John Miles Memorial Scholarship	28,021	250	(6,008)	22,263
Barton Willmore Bursary	35,000	-	(10,000)	25,000
Derwent Bursary	5,000	-	(5,000)	-
Helical Bursary	5,000	-	(5,000)	-
Keith Elliot Bursary	5,000	5,000	(5,000)	5,000
Michael Keidan Bursary	-	-	-	-
	945,958	207,090	(421,567)	731,481

	Balance at 1 August 2023 £	Incoming resources £	Resources expended £	Balance at 31 July 2024 £
Pathways to Property	882,725	222,640	(320,198)	785,167
George Fiennes Bursary	28,243	-	(5,000)	23,243
REP Innovation Fund	28,110	-	(246)	27,864
David Robins Town & Country	38,429	-	(8,326)	30,103
P Byrne Fund	3,266	300	(2,006)	1,560
The John Miles Memorial Scholarship	17,745	17,667	(7,391)	28,021
Barton Willmore Bursary	35,000	-	-	35,000
Derwent Bursary	10,000	5,000	(10,000)	5,000
Helical Bursary	5,000	-	-	5,000
Keith Elliot Bursary	5,000	5,000	(5,000)	5,000
Michael Keidan Bursary	5,000	-	(5,000)	-
	1,058,518	250,607	(363,167)	945,958

Pathways to Property is an initiative which aims to encourage Year 12 students in UK state schools and colleges to find out more about a career in the property sector. The initiative is supported by many leading organisations in the Real Estate industry including British Land, Savills, SEGRO and other charitable trusts.

Names bursaries are awarded to academically able student based on financial need.

The John Miles Memorial Scholarship is awarded to a current student based on academic excellence.

Reading Real Estate Foundation
Notes to the financial statements (continued)

The REP Innovation Fund has been set up to foster innovation in teaching & learning and research in Real Estate at Henley Business School, University of Reading.

The Barton Willmore Bursary is used to provide support to students joining a Royal Town Planning Institute accredited Master's Programme at the Department of Real Estate & Planning.

The David Robins Town and Country Planning Research Fund has been set up in the memory of alumnus David Robins, to support the development of outstanding research in Town and Country Planning at the School of Real Estate & Planning, Henley Business School, University of Reading.

13. Analysis of movements in unrestricted funds

	Balance at 1 August 2024 £	Incoming resources £	Resources expended £	Balance at 31 July 2025 £
General fund	331,323	422,142	(469,972)	283,493
	<u>331,323</u>	<u>422,142</u>	<u>(469,972)</u>	<u>283,493</u>

	Balance at 1 August 2023 £	Incoming resources £	Resources expended £	Balance at 31 July 2024 £
General fund	359,146	378,895	(406,718)	331,323
	<u>359,146</u>	<u>378,895</u>	<u>(406,718)</u>	<u>331,323</u>

14. Analysis of net assets between funds

	General funds 2025 £	Restricted funds 2025 £	Total 2025 £
Current assets	354,839	785,815	1,140,654
Creditors due within one year	(71,346)	(54,334)	(115,680)
	<u>283,493</u>	<u>731,481</u>	<u>1,014,974</u>

	General funds 2024 £	Restricted funds 2024 £	Total 2024 £
Current assets	459,453	958,339	1,417,792
Creditors due within one year	(128,130)	(12,381)	(140,511)
	<u>331,323</u>	<u>945,958</u>	<u>1,277,281</u>

Reading Real Estate Foundation
Notes to the financial statements (continued)

15. Ultimate parent undertaking

These financial statements have been presented in respect of an individual company, Reading Real Estate Foundation, a wholly owned subsidiary undertaking of the University of Reading. The smallest and largest group to consolidate these results is the University of Reading.

The consolidated financial statements of the University of Reading can be obtained from the University of Reading, incorporated in England and Wales, G11 Whiteknights, Reading, RG6 6AH, which is the registered office address, or on the University's website.

Since the company meets the definition of a qualifying entity under FRS 102 and is included in the consolidated financial statements of the University, the company has taken certain disclosure exemptions available under FRS 102 including:

- Exemption from presenting a statement of cash flows
- Exemption from disclosing key management personnel compensation
- Exemption from disclosing transactions entered into with the University and its wholly owned subsidiaries
- Exemptions from financial instrument disclosures

16. Related party transactions

The charity has taken advantage of the exemption available under paragraph 33.1a of the provisions of FRS 102 Related Party Disclosures, on the grounds that it is a wholly owned subsidiary of a group headed by the University of Reading, whose financial statements are publicly available.

All transactions involving related party organisations are conducted in accordance with the University's Financial Regulations and usual procurement procedures. Transactions outside of the University's Financial Regulations should be disclosed as a related party transaction. There were no transactions that met these criteria in the year.

The Trust did not have any employees in the year and there were no remunerations paid to the members of the Trust Committee.

Reading Real Estate Foundation
Notes to the financial statements (continued)

17. Statement of financial activities for the previous year

	Unrestricted funds 2024 £	Restricted funds 2024 £	Total funds 2024 £
Income			
Grants and donations	306,775	250,607	557,382
Charitable activities	385	-	385
Interest receivable	71,734	-	71,734
Total income	378,894	250,607	629,501
Expenditure			
Raising funds	833	-	833
Charitable activities	330,435	339,666	670,101
Other expenditure	75,449	23,501	98,950
Total expenditure	406,717	363,167	769,884
 Movement in funds for the year	 (27,823)	 (112,560)	 (140,383)
 Reconciliation of funds:			
Total funds brought forward	359,146	1,058,518	1,417,664
 Total funds carried forward	 331,323	 945,958	 1,277,281

Accounts

Reading Real Estate Foundation
Charity Number 1092627
Company Number 04347140
Annual Report and Financial Statements
For the Year Ended 31 July 2024

Reading Real Estate Foundation
Contents
For the Year ended 31 July 2024

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**Reading Real Estate Foundation
Charity information**

For the Year ended 31 July 2024

Trustees

Professor K Akrivou

Mr P Allen

Mr D Atkins

Professor A Chettiparambil Rajan

Ms S Clayton (until November 2023)

Mr S Lancaster

Mr B Laxton (until June 2024)

Professor V Gibson

Professor G Marcato (until August 2024)

Professor PM Miskell

Ms K S Norton

Mr J M Ridley

Mr C M Taylor

Professor R Tranter

Mr JP Choulet (from January 2024)

Professor E D'Arcy (from October 2024)

Registered & Principal office

University of Reading
G11 Whiteknights House
Whiteknights
Reading
Berkshire
RG6 6AH

Charity registered number

1092627

Company registered number

04347140

Country of incorporation

United Kingdom

Auditor

Forvis Mazars

90 Victoria Street

Bristol, BS1 6DP

United Kingdom

Bankers

Lloyds Bank

25 Gresham Street

London

EC2V 7AE

Reading Real Estate Foundation

Directors and Trustees' Report

The trustees of Reading Real Estate Foundation ('the charity') present their report and the audited financial statements of the charity for the year ended 31 July 2024.

Structure and legal status

The charity is registered with the Charity Commission and is also a private company limited by guarantee. It was registered on 4 January 2002 in England and is governed by its memorandum and articles of association. The exemptions for small companies have been taken in relation to the strategic and trustees' report. Each member of the charity's liability is limited to £1 in the event of winding up. The sole member is currently the University of Reading ('the University'). The names of the members of the Council of the University can be obtained from its financial statements. Details about the trust are disclosed on page 3.

The trustees, who are also directors for company law purposes, are listed on page 3. As set out in the articles of association, new trustees may be appointed by an ordinary resolution of members or by a decision of the trustees. They have no fixed term of appointment. They receive a copy of 'The Essential Trustee: What you need to know' and receive a copy of the charity's memorandum and articles of association. The University has the right to nominate a majority of the trustees. None of the trustees held any disclosable interest in the charity.

The combined annual report includes the Directors' Report as required by company law and the Trustees' Report.

Objectives and aims

The objective of the charity is the advancement of education in the art and science of real estate at the University.

The aims of the charity are:

- to strengthen the links between the Department of Real Estate and Planning at the University and the Real Estate industry through an active and engaged alumni community;
- to support the department and the industry in widening participation to Real Estate programmes;
- to help support and develop the quality of real estate education at the University; and
- to help maintain the position of the University as a centre of excellence for real estate education and research and to raise awareness of this worldwide.

The strategic approach to achieving these aims is led by the Board of Trustees made up of representatives from the real estate industry, Henley Business School and the University of Reading. Through close collaboration with the

Department of Real Estate & Planning and through the Board of Trustees' subcommittees, which are run by volunteers who are leaders in the industry, the charity develops and delivers activities that serve the purpose of enhancing education and research and strengthening links with the industry.

Reading Real Estate Foundation Directors and Trustees' Report (continued)

Operation of the charity

The Board of Trustees meets three times per year to oversee the running of the charity. The Management Group meet more regularly to conduct the business of the charity. The Management Group comprises the Executive Director to November 2023, Jean-Pierre Choulet, who has general oversight of the charity and Kerry Johnston who leads the charity on a day-to-day basis, and who took on the role of Executive Director in November 2023.

A budget is set for each academic year setting out the income and expenditure targets for the charity, including specific targets for certain projects. The income budget is broken down by type of income (i.e., fundraising and events), whilst the expenditure budget includes specific targets for areas such as bursaries & awards, student activities, research and academic support and events. These targets are presented to the Board of Trustees at the start of the academic year with progress updates provided at each meeting.

The Management Group meets regularly to:

- monitor income, expenditure and targets for the year;
- ensure financial performance is in line with the agreed delivery plan;
- ensure that best practice guidelines are achieved as agreed by the Board of Trustees; and
- ensure that Charity Commission standards are complied with

The Management Group keeps overheads and expenses not directly related to a particular event or educational activity to a minimum.

Policy for awarding grants, scholarships and bursaries

The charity awards grants, scholarships, and bursaries to students of the Department of Real Estate and Planning at the University. The Disbursement Committee meets at least twice a year to review applications and to award funds. Applications are carefully reviewed according to agreed guidelines. Awards adhere to levels for each individual agreed with the Board of Trustees. In academic year 2023/24 the Committee was chaired by Kerry Johnston and key staff from the Department of Real Estate & Planning.

Political donations

The charity made no political donations in the current or previous year.

Sources of funding

The charity receives funding from corporate sponsors and patrons as well as individual donors including alumni. It also generates income from fundraising events.

Reading Real Estate Foundation

Directors and Trustees' Report (continued)

Review of activities and financial performance

The charity recorded a net loss of £140,383 for the year to 31 July 2024 (2023: gain of £172,727) against a forecast deficit of £70k, which was primarily attributable to a payment to HMRC of approximately £42k, and lower than forecast donation income.

Total income for the year was £629,501 (2023: £756,501) which included a donation of £104,886 from the University (£91,361 in respect of staff salaries and £13,525 in respect of rent).

Income from grants and donations decreased by £170k. This is due to a one-off donation from Barton Wilmore in the previous year (£35k), reduced support to the Pathway to Property project by approx. £60k, and a number of other donations ending year 2022/23 (approx. £60k).

There was low income (£385) received from activities for generating funds, such as events in the period (2023: nil). A review of engagement activities is currently underway by the Management Group, the review has been launched in response to the change in individual behaviours following the pandemic. An Engagement Manager has been appointed (June 2024) to focus on increasing engagement with the charity.

Total expenditure for the year was £769,884 (2023: £583,774). The increase was primarily attributed to a planned increase in charitable activities (research £18k, student funding £50k, Pathways to Property £53k) and a VAT payment to HMRC of approximately £42k.

The Management Group constantly review activity in the real estate industry in order to assess any potential risks and are able to adjust expenditure/commitments as appropriate.

To further the objectives of the charity as outlined on page 4, the charity continued to deliver on key initiatives such as the Mentoring Programme with support from alumni and professionals in the real estate and planning industry. The charity also continued to support activities such as Mock Assessment Days, alongside the annual Real Estate and Planning Careers Fair and evening lecture series. This has contributed to the continuing development of the curriculum and the ongoing ability of the University to produce highly employable Real Estate and Planning graduates. During the year, the charity continued to

support an initiative focused on resilience to support students in the area of mental health.

The charity continues to build on the successful Pathways to Property project in partnership with over 30 real estate firms, with the objective of widening access to the Real Estate industry and raising awareness of Real Estate as a profession and subject of study. In July 2024, 141 students (2023: 109 students) participated in the twelfth Pathways to Property Summer School. The face-to-face Summer School took place at the University of Reading, and included taster lectures, site visits, a meet the industry event, careers advice and university life sessions as well as a group project and final presentations to industry supporters. In addition to the Summer School, the Foundation delivered 5 regional Insight Days for students looking to understand this future career path.

Reading Real Estate Foundation Directors and Trustees' Report (continued)

Financial position and reserves

The charity had net current assets of £1,277,281 at 31 July 2024 (2023: £1,417,664). The amount owed to the charity by the University at 31 July 2024 was £1,375,370 (2023: £1,450,646).

The trustees aim to retain a reserve for committed costs, such as the ongoing provision of bursaries and awards, and for protection against fluctuations in income. A period of twelve months has been adopted as an appropriate minimum level of reserves.

The total reserves of the charity at 31 July 2024 were £1,277,281 (2023: £1,417,664). This included restricted funds of £945,958 (2023: £1,058,518) in respect of Pathways to Property, the George Fiennes Bursary and other restricted donations. Unrestricted funds totalled £331,323 (2023: £359,146).

Public benefit

The trustees of the charity have due regard to the Charity Commission's public benefit guidance. All charities must have charitable purposes and apply them for the public benefit. The charity's core charitable purpose is to support and develop the quality of real estate education and research at the University. Key activities in the year to ensure the delivery of core objectives included:

- the provision of bursaries to students in financial need and grants to students suffering hardship;
- events to strengthen the link between industry and the Department of Real Estate and Planning;
- organising seminars and a series of evening lectures in which industry speakers gave students insight into the real estate industry and

- prevailing market issues;
- expanding the membership of the charity's mentoring scheme network through which members are encouraged to offer expert advice and guidance to students;
- raising awareness of real estate as a profession to a wider audience of school and college pupils in state schools.

Fundraising

The charity has a fundraising strategy aimed at delivering its fundraising targets through different streams of income, mainly corporate fundraising and individual fundraising. Funds raised during the year (excluding donations from the University) totalled £452,496 against a target of £592,400 and the previous year's total of £602,639.

Fundraising activities are carried out by professional fundraisers within the charity and by volunteers managed by the charity. No commercial participators are engaged. The charity does not undertake any mass fundraising activities aimed at the general public. Individuals approached for fundraising purposes are typically already engaged with the charity and are under no undue pressure to donate. During the year over 451 volunteers (2023: 439) assisted the charity in its fundraising and mentoring efforts by providing generally several hours of service each.

Reading Real Estate Foundation Directors and Trustees' Report (continued)

The individual heading the charity's fundraising function in 2023/24, under the management of the charity's Executive Director, was a member of the Institute of Fundraising and holds a Certificate in Fundraising awarded by the Institute of Fundraising.

The internal fundraising function of the charity is under the management of the charity's Executive Director.

No complaints were received by the charity in respect of fundraising during the year.

Risk management

The trustees give due consideration to the major risks to which the charity is exposed, in particular those related to operations and finances. The trustees are satisfied that systems are in place to mitigate exposure to the major risks.

The loss of funding from major corporate patrons is the main risk which would reduce the charity's income. To alleviate this risk, the charity continually uses the alumni sub-boards and committees to drive activities forward and to recruit supporters and sponsors. The charity continues to improve its engagement

activity in order to continue drawing in funding, and sponsorships.

Plans for future periods

The charity plans to continue with the current student initiatives and bursary funding. Alongside this, the management team is currently reviewing potential areas of future support and funding in the areas of teaching & learning, research initiatives and international opportunities for students.

The Pathways to Property Project Board is currently reviewing the impact of project activity following the expansion of the reach of the project through Regional Insight Days and an enhanced online programme. A focus for the project is to increase the number of students going on to study or work in property after attending the Summer School and Insight Days, and to develop a community of students who have been through the programme in order that they may support each other as they enter the industry.

More broadly, the charity is developing opportunities to engage with smaller organisations and start-ups, both financially and through volunteering, in order to ensure it can adapt its activities and stay relevant to a changing industry.

Going Concern

The charity has significant unrestricted reserves accumulated from historical surpluses and it has net current assets. The trustees do not believe that any material uncertainties exist as to the ability of the charity to continue as a going concern for the foreseeable future.

Reading Real Estate Foundation

Statement of trustees' responsibilities

The trustees (who are also directors of Reading Real Estate Foundation for the purposes of company law) are responsible for preparing the Trustees' Annual Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland".

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 judgments 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; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in business.

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.

Statement of disclosure of information to auditor

The trustees who held office at the date of approval of this report confirm that, so far as they are each aware, there is no relevant audit information of which the charity's auditor is unaware; and each trustee has taken all the steps that he/she ought to have taken as a trustee to make him/herself aware of any relevant audit information and to establish that the charity's auditor is aware of that information. Pursuant to Section 487 of the Companies Act 2006, the auditor will be deemed to be reappointed and Forvis Mazars will therefore continue in office.

Approved for issue by the Board of Trustees.



Professor Peter Miskell
Director and Trustee (Chair)
5 December 2024

**Reading Real Estate Foundation
Independent auditor's report to the members of Reading Real Estate
Foundation**

Opinion

We have audited the financial statements of Reading Real Estate Foundation (the 'charity') for the year ended 31 July 2024 which comprise the Statement of Financial Activities (including income and expenditure account), the Balance Sheet, and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 July 2024 and of its income and expenditure 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 Companies Act 2006.

Basis for opinion

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

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going

concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Other information

The other information comprises the information included in the Annual Report and Financial Statements, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise

Reading Real Estate Foundation

Independent auditor's report to the members of Reading Real Estate Foundation (continued)

explicitly stated in our report, we do not express any form of assurance conclusion thereon.

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 course of 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 this gives rise to a material misstatement in the financial statements themselves. 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.

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Annual Report which includes the Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Directors' Report included within the Annual Report has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In light of the knowledge and understanding of the charity and its environment obtained in the course of the audit, we have not identified material misstatements in the Directors' Report included within the Annual Report.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or

- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the trustees were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemption in preparing the Trustees' report and from the requirement to prepare a strategic report.

Responsibilities of Trustees

As explained more fully in the trustees' responsibilities statement set out on page 9, the trustees (who are also the directors of the charitable company for the purposes of charity law) are responsible for the preparation of the financial statements and for being satisfied that they 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.

Reading Real Estate Foundation

Independent auditor's report to the members of Reading Real Estate Foundation (continued)

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.

Auditor's 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 an auditor's report 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 the financial statements.

The extent to which our procedures are capable of detecting irregularities, including fraud, is detailed below.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud.

Based on our understanding of the charity and its industry, we considered that non-compliance with the following laws and regulations might have a material

effect on the financial statements: employment regulation, health and safety regulation, pensions regulations and anti-money laundering regulation.

To help us identify instances of non-compliance with these laws and regulations, and in identifying and assessing the risks of material misstatement in respect to non-compliance, our procedures included, but were not limited to:

- Inquiring of management and, where appropriate, those charged with governance, as to whether the charity is in compliance with laws and regulations, and discussing their policies and procedures regarding compliance with laws and regulations;
- Inspecting correspondence, if any, with relevant licensing or regulatory authorities;
- Communicating identified laws and regulations to the engagement team and remaining alert to any indications of non-compliance throughout our audit; and
- Considering the risk of acts by the charity which were contrary to applicable laws and regulations, including fraud.

We also considered those laws and regulations that have a direct effect on the preparation of the financial statements, such as tax legislation, pension legislation, the Charities' SORP, the Charities Act 2011 and the Companies Act 2006.

In addition, we evaluated the trustees' and management's incentives and opportunities for fraudulent manipulation of the financial statements, including the risk of management override of controls, and determined that the principal risks related to posting manual journal entries to manipulate financial performance, management bias through judgements and assumptions in

Reading Real Estate Foundation

Independent auditor's report to the members of Reading Real Estate Foundation (continued)

significant accounting estimates, in particular in relation to, revenue recognition (which we pinpointed to the cut-off assertion).

Our audit procedures in relation to fraud included but were not limited to:

- Making enquiries of the trustees and management on whether they had knowledge of any actual, suspected or alleged fraud;
- Gaining an understanding of the internal controls established to mitigate risks related to fraud;
- Discussing amongst the engagement team the risks of fraud; and
- Addressing the risks of fraud through management override of controls by performing journal entry testing.

There are inherent limitations in the audit procedures described above and the primary responsibility for the prevention and detection of irregularities including fraud rests with management. As with any audit, there remained a risk of non-detection of irregularities, as these may involve collusion, forgery,

intentional omissions, misrepresentations or the override of internal controls.

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 auditor's report.

Use of the audit report

This report is made solely to the charity's members as a body in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charity's members 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 members as a body for our audit work, for this report, or for the opinions we have formed.

Richard Bott (Senior Statutory Auditor) for and on behalf of Forvis Mazars LLP
Chartered Accountants and Statutory Auditor
90 Victoria Street, Bristol BS1 6DP

Date 5 December 2024

Reading Real Estate Foundation

Statement of financial activities (including income and expenditure account)

For the Year ended 31 July 2024

	Note	Unrestricted funds 2024 £	Restricted funds 2024 £	Total funds 2024 £	Total funds 2023 (Note 17) £
Income					
Grants and donations	3	306,775	250,607	557,382	727,740
Charitable activities	4	385	-	385	-
Interest receivable	5	71,734	-	71,734	28,761
Total income		378,894	250,607	629,501	756,501
Expenditure					
Raising funds	6	833	-	833	108
Charitable activities	7	330,435	339,666	670,101	547,603
Other expenditure	8	75,449	23,501	98,950	36,063
Total expenditure		406,717	363,167	769,884	583,774
Net income/(expenditure) and net movement in funds for the year		(27,823)	(112,560)	(140,383)	172,727
Reconciliation of funds:					
Total funds brought forward		359,146	1,058,518	1,417,664	1,244,937
Total funds carried forward		331,323	945,958	1,277,281	1,417,664

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

The accompanying accounting policies and notes form part of these financial statements.

Reading Real Estate Foundation**Company Number 04347140****Balance sheet as at 31 July 2024**

	Note	2024 £	2023 £
Current assets			
Debtors	10	1,417,093	1,453,835
Cash at bank and in hand		700	14,020
		1,417,793	1,467,855
Creditors:			
Amounts falling due within one year	11	(140,512)	(50,191)
		1,277,281	1,417,664
Net current assets being total assets less current liabilities, being net assets			
The funds of the charity:			
Restricted income funds	12	945,958	1,058,518
Unrestricted funds	13	331,323	359,146
		1,277,281	1,417,664
Total charity funds			

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with the provisions of FRS 102 Section 1A – small entities.

The accompanying accounting policies and notes form part of these financial statements.

The financial statements on pages 14 to 27 were approved by the Board of Trustees and signed on its behalf by:



Professor Peter Miskell
Director and Trustee (Chair)

5 December 2024

Reading Real Estate Foundation

Notes to the financial statements

1. Accounting policies

The financial statements 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* (Charities SORP (FRS 102)) effective from 1 January 2019, *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (FRS 102) and the *Companies Act 2006*.

The charity meets the definition of a public benefit entity under FRS 102, is incorporated in England and Wales as a company limited by guarantee not having a share capital. There are currently thirteen Trustees. The sole member of the company is the University. Each member's liability in the event of winding up is limited to £1. The charity is a registered charity. The registered office is given on page 3.

Assets and liabilities are initially recognised at historical cost or transaction value. The financial statements have been prepared on the going concern basis which the trustees believe to be appropriate.

A summary of the primary accounting policies is set out below:

a. Income

Income is recognised when the charity is entitled to the funds, any performance conditions attached to the item(s) of income have been met, it is probable that the income will be received, and the amount can be measured reliably.

Grant income is recognised when the charity is entitled to the funds and any performance-related conditions have been met. Income received in advance of performance-related conditions is deferred on the balance sheet and released in line with such conditions being met.

Donation income is a type of non-exchange transaction without performance-related conditions. Donations are recognised as income when the charity is entitled to the funds. Where donations have donor-imposed restrictions, they are recognised as income when the charity is entitled to the funds and the income is retained within a restricted reserve until such time as it is utilised in line with the restrictions. The charity takes an exemption from providing the names of grant recipients, and the amounts of such grants, during the lifetime of the settlor who donated the funds from which the grants are paid, or during the lifetime of any spouse or civil partner of the settlor.

Donated professional services and donated facilities are recognised as income when the charity has control over the item, any conditions associated with the donated item have been met, the receipt of economic

benefit from the use by the charity of the item is probable and that economic benefit can be measured reliably. On receipt, donated professional services and donated facilities are recognised on the basis of the value of the gift to the charity which is the amount the charity would have been willing to pay to obtain services or facilities of equivalent economic benefit on the open market. A corresponding amount is then recognised in expenditure in the period of receipt. In accordance with the Charities SORP (FRS 102), time given by volunteers is not recognised as income.

Reading Real Estate Foundation

Notes to the financial statements (continued)

1. Accounting policies (continued)

Income received in advance for specific events is deferred until the time of the event.

Interest receivable is credited to the statement of financial activities on a receivable basis.

b. Expenditure

Expenditure is recognised once there is a legal or constructive obligation to make a payment to a third party, it is probable that settlement will be required, and the amount of the obligation can be measured reliably.

Where possible, expenditure is allocated to the fundraising or charitable activity to which it relates. Staff costs are included within expenditure on charitable activities since most of their time is spent on these activities. Other support costs which assist the work of the charity but do not directly relate to identifiable charitable activities are classified as other expenditure.

Short-term employment benefits such as salaries and compensated absences are recognised as an expense in the period in which the employees render service to the charity. Any unused benefits are accrued and measured as the additional amount the charity expects to pay as a result of the unused entitlement.

Contributions to defined contribution pension schemes are recognised as an expense in the period during which services are rendered by employees. Differences between contributions payable in the year and contributions actually paid are shown as accruals in the balance sheet.

Other long-term employee benefits are measured at the present value of the benefit obligation at the reporting date.

c. Tax

The charity is considered to pass the tests set out in Paragraph 1 of Schedule 6 of the Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes. Accordingly, the charity is potentially exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3 of Part 11 of the

Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

The charity is partially exempt in respect of Value Added Tax, so that it can only recover a minor element of VAT charged on its inputs. Irrecoverable VAT on inputs is included in the costs of such inputs.

Reading Real Estate Foundation

Notes to the financial statements (continued)

1. Accounting policies (continued)

d. Fund accounting

Unrestricted funds are funds which are available to spend on activities that further the objectives of the charity. Designated funds are unrestricted funds of the charity which the trustees have decided at their discretion to set aside to use for a specific purpose. Restricted funds are funds which are to be used in accordance with specific restrictions imposed by either the donor or by the terms of an appeal for funds. The costs of raising and administering such funds are charged against the specific fund.

e. Financial instruments

Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due. Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account. 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 after allowing for any trade discounts due.

f. Liabilities

A liability is recognised where the charity has a present obligation to act or perform in a particular way. The obligation may be either a legal obligation or a constructive obligation. Where there is uncertainty over the amount or timing of a liability, it is classified as a provision. All other liabilities are classified as creditors.

2. Critical accounting judgements and key sources of estimation uncertainty

In preparing financial statements, judgements have to be made in determining the most appropriate methods of applying the charity's accounting policies to the economic transactions which arise during the year. It is also necessary to make assumptions about the future in determining the values of assets and liabilities at the balance sheet date. The trustees believe there are no areas where critical accounting judgements are required and there are no areas of estimation uncertainty.

Reading Real Estate Foundation

Notes to the financial statements (continued)

3. Income from grants and donations

	Unrestricted funds 2024 £	Restricted funds 2024 £	Total funds 2024 £
Corporate gifts	500	-	500
Pathways to Property	-	222,641	222,641
George Fiennes bursaries	-	-	-
P Byrne Fund	-	300	300
David Robins Town & Country Planning Research	-	-	-
Barton Willmore Bursary	-	-	-
Derwent Bursary	-	5,000	5,000
Helical Bursary	-	-	-
Keith Elliot Bursary	-	5,000	5,000
Michael Keidan Bursary	-	-	-
The John Miles Memorial Scholarship Fund	-	17,666	17,666
Donations from the University	104,886	-	104,886
Other donations	200,389	-	200,389
Awards and grant contributions	1,000	-	1,000
	306,775	250,607	557,382
	Unrestricted funds 2023 £	Restricted funds 2023 £	Total funds 2023 £
Corporate gifts	13,500	-	13,500
Pathways to Property	-	286,426	286,426
George Fiennes bursaries	-	37,422	37,422
P Byrne Fund	-	323	323
David Robins Town & Country Planning Research	-	6,250	6,250
Barton Willmore Bursary	-	35,000	35,000
Derwent Bursary	-	10,000	10,000
Helical Bursary	-	5,000	5,000
Keith Elliot Bursary	-	5,000	5,000
Michael Keidan Bursary	-	5,000	5,000
The John Miles Memorial Scholarship Fund	-	21,909	21,909
Donations from the University	125,101	-	125,101
Other donations	175,298	-	175,298
Awards and grant contributions	1,511	-	1,511
	315,410	412,330	727,740

Reading Real Estate Foundation

Notes to the financial statements (continued)

3. Income from grants and donations (continued)

More information on these is provided in note 12. Income from grants and donations includes restricted income in relation to the Pathways to Property initiative and other donations. The charity has not received any government grants (2023: nil).

The charity benefits greatly from the involvement and support of its volunteers. In accordance with the Charities SORP (FRS 102), the economic contribution of general volunteers is not recognised in the financial statements.

4. Income from charitable activities

	Unrestrict ed funds 2024 £	Unrestrict ed funds 2023 £
Breakfast forums	385	-
	<u>385</u>	<u>-</u>

5. Interest receivable

	Unrestrict ed funds 2024 £	Unrestrict ed funds 2023 £
Interest received from the University	71,734	28,761

The charity operates a pooled banking arrangement with the University and receives interest on the funds held on its behalf by the University. The interest rate is based on the return achieved by the University on short-term deposits.

6. Expenditure on raising funds

	Unrestricted funds 2024 £	Unrestrict ed funds 2023 £
Breakfast forums	833	108
	<u>833</u>	<u>108</u>

Reading Real Estate Foundation

Notes to the financial statements (continued)

7. Expenditure on charitable activities

	Unrestricted funds 2024 £	Restricted funds 2024 £	Total funds 2024 £
Grant awards and bursaries to individuals	148,360	-	148,360
Student and graduate events	4,672	-	4,672
Research funding	19,761	-	19,761
Pathways to Property	-	132,211	132,211
George Fiennes bursaries	-	5,000	5,000
P Byrne Fund	-	2,006	2,006
David Robins Town & Country Planning	-	1,475	1,475
Research	-	5,000	5,000
Keith Elliot Bursary	-	5,000	5,000
Michael Keidan Bursary	-	7,392	7,392
The John Miles Memorial Scholarship	-	10,000	10,000
Derwent Bursary	157,642	171,582	329,224
Staff costs			
	330,435	339,666	670,101

	Unrestricted funds 2023 £	Restricted funds 2023 £	Total funds 2023 £
Grant awards and bursaries to individuals	114,886	-	114,886
Student and graduate events	7,805	-	7,805
Research funding	1,494	-	1,494
Pathways to Property	-	94,783	94,783
George Fiennes bursaries	-	10,502	10,502
P Byrne Fund	-	1,008	1,008
David Robins Town & Country Planning	-	993	993
Research	-	(4)	(4)
Keith Elliot Bursary	-	4,166	4,166
The John Miles Memorial Scholarship	-		
Pathways to Property staff costs	-	151,185	151,185
David Robins Town & Country Planning	-		
Research	-	364	364
Fund			

Staff costs	157,939	-	157,939
Other	2,482	-	2,482
	<u>284,606</u>	<u>262,997</u>	<u>547,603</u>

Reading Real Estate Foundation

Notes to the financial statements (continued)

7. Expenditure on charitable activities (continued)

Grant awards and bursaries to students in financial need are a key part of the activities of the charity and aim to widen access to learning and research in real estate and planning at the University.

The support and governance costs of the Charity are borne by the University, and it is not practical to allocate these costs across the activities of the Charity.

8. Other expenditure

	Total 2024	Total 2023
	£	£
Finance charge from the University	35,284	27,550
Auditor's remuneration - auditing of financial statements	3,951	3,828
Rental charge	13,525	13,525
Other	46,190	(8,840)
	<u>98,950</u>	<u>36,063</u>

9. Analysis of staff costs, trustee remuneration and expenses, and the cost of key management personnel

	2024 £	2023 £
<i>Staff costs</i>		
Salaries and wages	277,383	254,121
Social security costs	23,873	22,759
Pension costs	27,970	32,608
	<u>329,226</u>	<u>309,488</u>

No employees had employee benefits in excess of £60,000 (2023: nil employees).

The average staff headcount was 19 (2023: 21).

The average staff FTE was 8 (2023: 9).

The trustees were not paid and did not receive any other benefits from employment with the charity in the year (2023: £nil). There was one reimbursement of travel expenses (£101.70) during the year (2023: £nil). No trustee received payment for professional or other services supplied to the charity (2023: £nil). The trustees are considered to be the key management personnel of the charity.

Reading Real Estate Foundation

Notes to the financial statements (continued)

10. Debtors

	2024	2023
	£	£
Trade debtors	37,219	3,189
Other debtors	4,504	-
Amounts due from the University	1,375,370	1,450,646
Taxation and social security	-	-
	<u>1,417,093</u>	<u>1,453,835</u>

All debtors are due within one year. The amounts due from the University are repayable on demand and attract interest at the rate the University obtains for short term deposits.

11. Creditors: Amounts falling due within one year

	2024	2023
	£	£
Accrued expenditure	76,980	8,441
Deferred income	63,308	41,750
Taxation and social security	224	-
	<u>140,512</u>	<u>50,191</u>

The movements in deferred income during the period were as follows:

	2024	2023
	£	£
At 1 August	41,750	10,000
Utilised	(22,750)	(10,000)
Income received in advance	44,307	41,750
At 31 July	<u>63,307</u>	<u>41,750</u>

Both the prior year and current year balances relate to donations received.

Reading Real Estate Foundation
Notes to the financial statements (continued)

12. Analysis of movements in restricted funds

	Balance at 1 August 2023	Incomin g resourc es £	Resourc es expende d £	Balance at 31 July 2024 £
Pathways to Property	882,725	222,640	(320,198)	785,167
George Fiennes Bursary	28,243	-	(5,000)	23,243
REP Innovation Fund	28,110	-	(246)	27,864
David Robins Town & Country	38,429	-	(8,326)	30,103
P Byrne Fund	3,266	300	(2,006)	1,560
The John Miles Memorial	17,745	17,667	(7,391)	28,021
Scholarship	35,000	-	-	35,000
Barton Willmore Bursary	10,000	5,000	(10,000)	5,000
Derwent Bursary	5,000	-	-	5,000
Helical Bursary	5,000	5,000	(5,000)	5,000
Keith Elliot Bursary	5,000	-	(5,000)	-
Michael Keidan Bursary				
	1,058,518	250,607	(363,167)	945,958

	Balance at 1 August 2022	Incomin g resourc es £	Resourc es expende d £	Balance at 31 July 2023 £
Pathways to Property	864,073	286,426	(267,774)	882,725
George Fiennes Bursary	1,321	37,422	(10,500)	28,243
REP Innovation Fund	28,110	-	-	28,110
David Robins Town & Country	33,535	6,250	(1,356)	38,429
P Byrne Fund	3,952	322	(1,008)	3,266
The John Miles Memorial	-	21,910	(4,165)	17,745
Scholarship	-	35,000	-	35,000
Barton Willmore Bursary	-	10,000	-	10,000
Derwent Bursary	-	5,000	-	5,000
Helical Bursary	-	5,000	-	5,000
Keith Elliot Bursary	-	5,000	-	5,000
Michael Keidan Bursary				
	930,991	412,330	(284,803)	1,058,518

Pathways to Property is an initiative which aims to encourage Year 12

students in UK state schools and colleges to find out more about a career in the property sector. The initiative is supported by many leading organisations in the Real Estate industry including British Land, Savills, SEGRO and other charitable trusts.

The George Fiennes Bursary is used to recognise academic excellence and provide financial support for Real Estate & Planning students.

The REP Innovation Fund has been set up to foster innovation in teaching & learning and

Reading Real Estate Foundation

Notes to the financial statements (continued)

research in Real Estate at Henley Business School, University of Reading.

The Barton Willmore Bursary is used to provide support to students joining a Royal Town Planning Institute accredited Master's Programme at the Department of Real Estate & Planning.

The David Robins Town and Country Planning Research Fund has been set up in the memory of alumnus David Robins, to support the development of outstanding research in Town and Country Planning at the School of Real Estate & Planning, Henley Business School, University of Reading.

13. Analysis of movements in unrestricted funds

	Balance at 1 August 2023	Incoming resource s	Resource s expende d	Balance at 31 July 2024
	£	£	£	£
General fund	359,146	378,895	(406,718)	331,323
	359,146	378,895	(406,718)	331,323

	Balance at 1 August 2022	Incoming resource s	Resource s expende d	Balance at 31 July 2023
	£	£	£	£
General fund	313,946	344,171	(298,971)	359,146
	313,946	344,171	(298,971)	359,146

14. Analysis of net assets between funds

General funds	Restrict ed funds	Total
------------------	----------------------	-------

	2024 £	2024 £	2024 £
Current assets	459,453	958,339	1,417,792
Creditors due within one year	(128,130)	(12,381)	(140,511)
	<u>331,323</u>	<u>945,958</u>	<u>1,277,281</u>

	General funds 2023 £	Restrict ed funds 2023 £	Total 2023 £
Current assets	401,232	1,066,623	1,467,855
Creditors due within one year	(42,086)	(8,105)	(50,191)
	<u>359,146</u>	<u>1,058,518</u>	<u>1,417,664</u>

Reading Real Estate Foundation Notes to the financial statements (continued)

15. Ultimate parent undertaking

These financial statements have been presented in respect of an individual company, Reading Real Estate Foundation, a wholly owned subsidiary undertaking of the University of Reading. The smallest and largest group to consolidate these results is the University of Reading.

The consolidated financial statements of the University of Reading can be obtained from the University of Reading, incorporated in England and Wales, G11 Whiteknights, Reading, RG6 6AH, which is the registered office address, or on the University's website.

Since the company meets the definition of a qualifying entity under FRS 102 and is included in the consolidated financial statements of the University, the company has taken certain disclosure exemptions available under FRS 102 including:

- Exemption from presenting a statement of cash flows
- Exemption from disclosing key management personnel compensation
- Exemption from disclosing transactions entered into with the University and its wholly owned subsidiaries
- Exemptions from financial instrument disclosures

16. Related party transactions

The charity has taken advantage of the exemption available under

paragraph 33.1a of the provisions of FRS 102 Related Party Disclosures, on the grounds that it is a wholly owned subsidiary of a group headed by the University of Reading, whose financial statements are publicly available.

All transactions involving related party organisations are conducted in accordance with the University's Financial Regulations and usual procurement procedures. Transactions outside of the University's Financial Regulations should be disclosed as a related party transaction. There were no transactions that met these criteria in the year.

The Trust did not have any employees in the year and there were no remunerations paid to the members of the Trust Committee.

Reading Real Estate Foundation

Notes to the financial statements (continued)

17. Statement of financial activities for the previous year

	Unrestrict ed funds 2023 £	Restrict ed funds 2023 £	Total funds 2023 £
Income			
Grants and donations	315,410	412,330	727,740
Charitable activities	-	-	-
Interest receivable	28,761	-	28,761
Total income	344,171	412,330	756,501
Expenditure			
Raising funds	108	-	108
Charitable activities	284,606	262,997	547,603
Other expenditure	14,257	21,806	36,063
Total expenditure	298,971	284,803	583,774
 Movement in funds for the year	 45,200	 127,527	 172,727
 Reconciliation of funds:			
Total funds brought forward	313,946	930,991	1,244,93

Total funds carried forward

359,146	1,058,51	1,417,66
	8	4

Accounts

Reading Real Estate Foundation

Charity Number 1092627

Company Number 04347140

Annual Report and Financial Statements

For the Year Ended 31 July 2023

Reading Real Estate Foundation

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For the Year ended 31 July 2023

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Reading Real Estate Foundation
Charity information

For the Year ended 31 July 2023

Trustees

Professor K Akrivou
Mr P Allen
Mr D Atkins
Professor A Chettiparambil Rajan
Ms S Clayton (until November 2023)
Ms S Foley (until November 2022)
Mr S Lancaster
Mr B Laxton
Professor V Gibson
Mr G Marcato
Professor PM Miskell (from January 2023)
Ms K S Norton
Mr J M Ridley
Mr C M Taylor
Professor R Tranter (from June 2023)

Registered & Principal office

University of Reading
PO Box 217
Whiteknights House (G11)
Whiteknights
Reading
Berkshire
RG6 6AH

Charity registered number

1092627

Company registered number

04347140

Country of incorporation

United Kingdom

Auditor

Mazars LLP
90 Victoria Street, Bristol, BS1 6DP, United Kingdom

Bankers

Barclays Bank plc
90-93 Broad Street, Reading, RG1 2AP
The company is transitioning to a new banking relationship as detailed below:
Lloyds Bank
25 Gresham Street
London
EC2V 7AE

Reading Real Estate Foundation

Trustees' Report

The trustees of Reading Real Estate Foundation ('the charity') present their report and the audited financial statements of the charity for the year ended 31 July 2023.

Structure and legal status

The charity is registered with the Charity Commission and is also a private company limited by guarantee. It was registered on 4 January 2002 in England and is governed by its memorandum and articles of association. The exemptions for small companies have been taken in relation to the strategic and trustees' report. Each member of the charity's liability is limited to £1 in the event of winding up. The sole member is currently the University of Reading ('the University'). The names of the members of the Council of the University can be obtained from its financial statements. Details about the trust are disclosed on page 3.

The trustees, who are also directors for company law purposes, are listed on page 3. As set out in the articles of association, new trustees may be appointed by an ordinary resolution of members or by a decision of the trustees. They have no fixed term of appointment. They receive a copy of 'The Essential Trustee: What you need to know' and receive a copy of the charity's memorandum and articles of association. The University has the right to nominate a majority of the trustees. None of the trustees held any disclosable interest in the charity.

Objectives and aims

The objective of the charity is the advancement of education in the art and science of real estate at the University.

The aims of the charity are:

- to strengthen the links between the Department of Real Estate and Planning at the University and the Real Estate industry through an active and engaged alumni community;
- to support the department and the industry in widening participation to Real Estate programmes;
- to help support and develop the quality of real estate education at the University; and
- to help maintain the position of the University as a centre of excellence for real estate education and research and to raise awareness of this worldwide.

The strategic approach to achieving these aims is led by the Board of Trustees made up of representatives from the real estate industry, Henley Business School and the University of Reading. Through close collaboration with the Department of Real Estate & Planning and through the Board of Trustees' subcommittees, which are run by volunteers who are leaders in the industry, the charity develops and delivers activities that serve the purpose of enhancing education and research and strengthening links with the industry.

Reading Real Estate Foundation

Trustees' Report (continued)

Operation of the charity

The Board of Trustees meets three times per year to oversee the running of the charity. The Management Group meet more regularly to conduct the business of the charity. The Management Group comprises the Executive Director, Jean-Pierre Choulet, who has general oversight of the charity and Kerry Johnston who leads the charity on a day-to-day basis.

A budget is set for each academic year setting out the income and expenditure targets for the charity, including specific targets for certain projects. The income budget is broken down by type of income (i.e., fundraising and events), whilst the expenditure budget includes specific targets for areas such as bursaries & awards, student activities, research and academic support and events. These targets are presented to the Board of Trustees at the start of the academic year with progress updates provided at each meeting.

The Management Group meets regularly to:

- monitor income, expenditure and targets for the year;
- ensure that best practice guidelines are achieved as agreed by the Board of Trustees; and
- ensure that Charity Commission standards are complied with.

The Management Group keeps overheads and expenses not directly related to a particular event or educational activity to a minimum.

Policy for awarding grants, scholarships and bursaries

The charity awards grants, scholarships, and bursaries to students of the Department of Real Estate and Planning at the University. The Disbursement Committee meets at least twice a year to review applications and to award funds. Applications are carefully reviewed according to agreed guidelines. Awards adhere to levels for each individual agreed with the Board of Trustees. In academic year 2022/23 the Committee was chaired by Kerry Johnston and key staff from the Department of Real Estate & Planning.

Political donations

The charity made no political donations in the current or previous year.

Sources of funding

The charity receives funding from corporate sponsors and patrons as well as individual donors including alumni. It also generates income from fundraising events.

Reading Real Estate Foundation

Trustees' Report (continued)

Review of activities and financial performance

The charity recorded net gain of £172,727 for the year to 31 July 2023 (2022: loss of £7,418).

Total income for the year was £756,501 (2022: £575,986) which included a donation of £125,101 from the University (£111,576 in respect of staff salaries and £13,525 in respect of rent).

Income from grants and donations increased by £154,636. This is primarily due to increased fundraising activity in support of the George Fiennes fund, a one-off donation from Barton Wilmore, the introduction of the John Miles Memorial Scholarship.

The Management Group constantly review activity in the real estate industry in order to assess any potential risks, and are able to adjust expenditure/commitments as appropriate.

There was no income received from activities for generating funds, such as events in the period (2022: £185). A review of engagement activities is currently underway by the Management Group, the review has been launched in response to the change in individual behaviours following the pandemic.

Total expenditure for the year was £583,774 is in line with the previous year (2022: £583,404).

To further the objectives of the charity as outlined on page 4, the charity continued to deliver on key initiatives such as the Mentoring Programme with support from alumni and professionals in the real estate and planning industry. The charity also continued to support activities such as Mock Assessment Days, alongside the annual Real Estate and Planning Careers Fair and evening lecture series. This has contributed to the continuing development of the curriculum and the ongoing ability of the University to produce highly employable Real Estate and Planning graduates. During the year, the charity continued to support an initiative focused on resilience to support students in the area of mental health.

The charity continues to build on the successful Pathways to Property project in partnership with over 30 real estate firms, with the objective of widening access to the Real Estate industry and raising awareness of Real Estate as a profession and subject of study. In July 2023, 109 students (2022: 90 students) participated in the tenth Pathways to Property Summer School. The face-to-face Summer School took place at the University of Reading, and included taster lectures, site visits, a meet the industry event, careers advice and university life sessions as well as a group project and final presentations to industry supporters.

Financial position and reserves

The charity had net current assets of £1,417,664 at 31 July 2023 (2022: £1,244,937). The amount owed to the charity by the University at 31 July 2023 was £1,450,646 (2022: £1,310,946).

Reading Real Estate Foundation Trustees' Report (continued)

The trustees aim to retain a reserve for committed costs, such as the ongoing provision of bursaries and awards, and for protection against fluctuations in income. A period of twelve months has been adopted as an appropriate minimum level of reserves.

The total reserves of the charity at 31 July 2023 were £1,417,664 (2022: £1,244,937). This included restricted funds of £1,058,517 (2022: £930,991) in respect of Pathways to Property, the George Fiennes Bursary and other restricted donations. Unrestricted funds totalled £359,146 (2022: £313,946).

Public benefit

The trustees of the charity have due regard to the Charity Commission's public benefit guidance. All charities must have charitable purposes and apply them for the public benefit. The charity's core charitable purpose is to support and develop the quality of real estate education and research at the University. Key activities in the year to ensure the delivery of core objectives included:

- the provision of bursaries to students in financial need and grants to students suffering hardship;
- events to strengthen the link between industry and the Department of Real Estate and Planning;
- organising seminars and a series of evening lectures in which industry speakers gave students insight into the real estate industry and prevailing market issues;
- expanding the membership of the charity's mentoring scheme network through which members are encouraged to offer expert advice and guidance to students;
- raising awareness of real estate as a profession to a wider audience of school and college pupils in state schools.

Fundraising

The charity has a fundraising strategy aimed at delivering its fundraising targets through different streams of income, mainly corporate fundraising and individual fundraising. Funds raised during the year (excluding donations from the University) totalled £602,639 against a target of £561,950 and the previous year's total of £456,940.

Fundraising activities are carried out by professional fundraisers within the charity and by volunteers managed by the charity. No commercial participators are engaged. The charity does not undertake any mass fundraising activities aimed at the general public. Individuals approached for fundraising purposes are typically already engaged with the charity and are under no undue pressure to donate. During the year over 439 volunteers (2022: 400) assisted the charity in its fundraising and mentoring efforts by providing generally several hours of service each.

The individual heading the charity's fundraising function, under the management of the charity's Executive Director, is a member of the Institute of Fundraising and holds a Certificate in Fundraising awarded by the Institute of Fundraising.

Reading Real Estate Foundation
Trustees' Report (continued)

The internal fundraising function of the charity is under the management of the charity's Executive Director.

No complaints were received by the charity in respect of fundraising during the year.

Risk management

The trustees give due consideration to the major risks to which the charity is exposed, in particular those related to operations and finances. The trustees are satisfied that systems are in place to mitigate exposure to the major risks.

The loss of funding from major corporate patrons is the main risk which would reduce the charity's income. To alleviate this risk, the charity continually uses the alumni sub-boards and committees to drive activities forward and to recruit supporters and sponsors. The charity continues to improve its engagement activity in order to continue drawing in funding, and sponsorships.

Plans for future periods

The charity plans to continue with the current student initiatives and bursary funding. Alongside this, the management team is currently identifying potential areas of future support and funding in the areas of teaching & learning, research initiatives and international opportunities for students.

The Pathways to Property Project Board is currently reviewing project activity with a view to expanding the reach of the project through Regional Insight Days and an enhanced online programme. A focus for the project is to increase the number of students going on to study or work in property after attending the summer school, and to develop a community of students who have been through the programme in order that they may support each other as they enter the industry.

More broadly, the charity is developing opportunities to engage with smaller organisations and start-ups, both financially and through volunteering, in order to ensure it can adapt its activities and stay relevant to a changing industry.

Going Concern

The charity has significant unrestricted reserves accumulated from historical surpluses and it has net current assets. The trustees do not believe that any material uncertainties exist as to the ability of the charity to continue as a going concern for the foreseeable future.

Reading Real Estate Foundation
Trustees' Report (continued)

Statement of disclosure of information to auditor

The trustees who held office at the date of approval of this report confirm that, so far as they are each aware, there is no relevant audit information of which the charity's auditor is unaware; and each trustee has taken all the steps that he/she ought to have taken as a trustee to make him/herself aware of any relevant audit information and to establish that the charity's auditor is aware of that information. Pursuant to Section 487 of the Companies Act 2006, the auditor will be deemed to be reappointed and Mazars will therefore continue in office.

Approved for issue by the Board of Trustees.



Professor Peter Miskell
Director and Trustee (Chair)

21st February 2024

Reading Real Estate Foundation

Statement of trustees' responsibilities

The trustees (who are also directors of Reading Real Estate Foundation for the purposes of company law) are responsible for preparing the Trustees' Annual Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland".

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 judgments 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; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in business.

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.

In so far as the trustees are aware:

- there is no relevant audit information of which the charitable company's auditor is unaware; and
- the trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditor is aware of that information.

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Reading Real Estate Foundation

Independent auditor's report to the members of Reading Real Estate Foundation

Opinion

We have audited the financial statements of Reading Real Estate Foundation (the 'trust') for the year ended 31 July 2023 which comprise the Statement of Financial Activities (including income and expenditure account), the Balance Sheet, and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the trust's affairs as at 31 July 2023 and of its income and expenditure 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 Companies Act 2006.

Basis for opinion

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

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the trust's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Reading Real Estate Foundation

Independent auditor's report to the members of Reading Real Estate Foundation (continued)

Other information

The other information comprises the information included in the Annual Report and Financial Statements, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information contained within the annual report. 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.

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 course of 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 this gives rise to a material misstatement in the financial statements themselves. 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.

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Annual Report which includes the Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Directors' Report included within the Annual Report has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In light of the knowledge and understanding of the trust and its environment obtained in the course of the audit, we have not identified material misstatements in the Directors' Report included within the Annual Report.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or

Reading Real Estate Foundation

Independent auditor's report to the members of Reading Real Estate Foundation (continued)

- we have not received all the information and explanations we require for our audit; or
- the trustees were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemption in preparing the Trustees' report and from the requirement to prepare a strategic report.

Responsibilities of Trustees

As explained more fully in the trustees' responsibilities statement set out on page 10, the trustees (who are also the directors of the charitable company for the purposes of charity law) are responsible for the preparation of the financial statements and for being satisfied that they 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 trust'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 trust or to cease operations, or have no realistic alternative but to do so.

Auditor's 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 an auditor's report 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 the financial statements.

The extent to which our procedures are capable of detecting irregularities, including fraud, is detailed below.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud.

Based on our understanding of the trust and its industry, we considered that non-compliance with the following laws and regulations might have a material effect on the financial statements: employment regulation, health and safety regulation, pensions regulations and anti-money laundering regulation.

Reading Real Estate Foundation

Independent auditor's report to the members of Reading Real Estate Foundation (continued)

To help us identify instances of non-compliance with these laws and regulations, and in identifying and assessing the risks of material misstatement in respect to non-compliance, our procedures included, but were not limited to:

- Inquiring of management and, where appropriate, those charged with governance, as to whether the trust is in compliance with laws and regulations, and discussing their policies and procedures regarding compliance with laws and regulations;
- Inspecting correspondence, if any, with relevant licensing or regulatory authorities;
- Communicating identified laws and regulations to the engagement team and remaining alert to any indications of non-compliance throughout our audit; and
- Considering the risk of acts by the trust which were contrary to applicable laws and regulations, including fraud.

We also considered those laws and regulations that have a direct effect on the preparation of the financial statements, such as tax legislation, pension legislation, the Charities' SORP, the Charities Act 2011 and the Companies Act 2006.

In addition, we evaluated the trustees' and management's incentives and opportunities for fraudulent manipulation of the financial statements, including the risk of management override of controls, and determined that the principal risks related to posting manual journal entries to manipulate financial performance, management bias through judgements and assumptions in significant accounting estimates, in particular in relation to, revenue recognition (which we pinpointed to the cut-off assertion).

Our audit procedures in relation to fraud included but were not limited to:

- Making enquiries of the trustees and management on whether they had knowledge of any actual, suspected or alleged fraud;
- Gaining an understanding of the internal controls established to mitigate risks related to fraud;
- Discussing amongst the engagement team the risks of fraud; and
- Addressing the risks of fraud through management override of controls by performing journal entry testing.

There are inherent limitations in the audit procedures described above and the primary responsibility for the prevention and detection of irregularities including fraud rests with management. As with any audit, there remained a risk of non-detection of irregularities, as these may involve collusion, forgery, intentional omissions, misrepresentations or the override of internal controls.

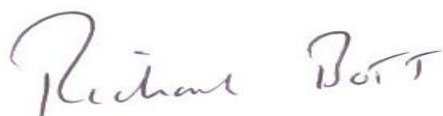
Reading Real Estate Foundation

Independent auditor's report to the members of Reading Real Estate Foundation (continued)

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 auditor's report.

Use of the audit report

This report is made solely to the trust's members as a body in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the trust's members 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 trust and the trust's members as a body for our audit work, for this report, or for the opinions we have formed.

A handwritten signature in dark ink, appearing to read 'Richard Bott'.

Richard Bott (Senior Statutory Auditor) for and on behalf of Mazars LLP
Chartered Accountants and Statutory Auditor
90 Victoria Street, Bristol BS1 6DP

Date 22 February 2024

Reading Real Estate Foundation

Statement of financial activities (including income and expenditure account)

For the Year ended 31 July 2023

	Note	Unrestricted funds 2023 £	Restricted funds 2023 £	Total funds 2023 £	Total funds 2022 (Note 17) £
Income					
Grants and donations	3	315,410	412,330	727,740	573,104
Charitable activities	4	-	-	-	185
Interest receivable	5	28,761	-	28,761	2,697
Total income		344,171	412,330	756,501	575,986
Expenditure					
Raising funds	6	108	-	108	7
Charitable activities	7	284,606	262,997	547,603	531,710
Other expenditure	8	14,257	21,806	36,063	51,687
Total expenditure		298,971	284,803	583,774	583,404
Net income/(expenditure) and net movement in funds for the year		45,200	127,527	172,727	(7,418)
Reconciliation of funds:					
Total funds brought forward		313,946	930,991	1,244,937	1,252,355
Total funds carried forward		359,146	1,058,518	1,417,664	1,244,937

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

The accompanying accounting policies and notes form part of these financial statements.

Reading Real Estate Foundation**Company Number 04347140****Balance sheet as at 31 July 2023**

	Note	2023 £	2022 £
Current assets			
Debtors	10	1,453,835	1,322,136
Cash at bank and in hand		14,020	1,324
		1,467,855	1,323,460
Creditors:			
Amounts falling due within one year	11	(50,191)	(78,523)
Net current assets being total assets less current liabilities, being net assets		1,417,664	1,244,937
The funds of the charity:			
Restricted income funds	12	1,058,518	930,991
Unrestricted funds	13	359,146	313,946
Total charity funds		1,417,664	1,244,937

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with the provisions of FRS 102 Section 1A – small entities.

The accompanying accounting policies and notes form part of these financial statements.

The financial statements on pages 16 to 29 were approved by the Board of Trustees and signed on its behalf by:



Professor Peter Miskell
Director and Trustee (Chair)

21st February 2024

Reading Real Estate Foundation

Notes to the financial statements

1. Accounting policies

The financial statements 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 (Charities SORP (FRS 102)) effective from 1 January 2019, the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the *Companies Act 2006*.

The charity meets the definition of a public benefit entity under FRS 102, is incorporated in England and Wales as a company limited by guarantee not having a share capital. There are currently thirteen Trustees. The sole member of the company is the University. Each member's liability in the event of winding up is limited to £1. The charity is a registered charity. The registered office is given on page 3.

Assets and liabilities are initially recognised at historical cost or transaction value. The financial statements have been prepared on the going concern basis which the trustees believe to be appropriate.

A summary of the primary accounting policies is set out below:

a. Income

Income is recognised when the charity is entitled to the funds, any performance conditions attached to the item(s) of income have been met, it is probable that the income will be received, and the amount can be measured reliably.

Grant income is recognised when the charity is entitled to the funds and any performance-related conditions have been met. Income received in advance of performance-related conditions is deferred on the balance sheet and released in line with such conditions being met.

Donation income is a type of non-exchange transaction without performance-related conditions. Donations are recognised as income when the charity is entitled to the funds. Where donations have donor-imposed restrictions, they are recognised as income when the charity is entitled to the funds and the income is retained within a restricted reserve until such time as it is utilised in line with the restrictions. The charity takes an exemption from providing the names of grant recipients, and the amounts of such grants, during the lifetime of the settlor who donated the funds from which the grants are paid, or during the lifetime of any spouse or civil partner of the settlor.

Donated professional services and donated facilities are recognised as income when the charity has control over the item, any conditions associated with the donated item have been met, the receipt of economic benefit from the use by the charity of the item is probable and that economic benefit can be measured reliably. On receipt, donated professional services and donated facilities are recognised on the basis of the value of the gift to the charity which is the amount the charity would have been willing to pay to obtain services or facilities of

equivalent economic benefit on the open market. A corresponding amount is then recognised in expenditure in the period of receipt. In accordance with the Charities SORP (FRS 102), time given by volunteers is not recognised as income.

Reading Real Estate Foundation

Notes to the financial statements (continued)

1. Accounting policies (continued)

Income received in advance for specific events is deferred until the time of the event.

Interest receivable is credited to the statement of financial activities on a receivable basis.

b. Expenditure

Expenditure is recognised once there is a legal or constructive obligation to make a payment to a third party, it is probable that settlement will be required, and the amount of the obligation can be measured reliably.

Where possible, expenditure is allocated to the fundraising or charitable activity to which it relates. Staff costs are included within expenditure on charitable activities since most of their time is spent on these activities. Other support costs which assist the work of the charity but do not directly relate to identifiable charitable activities are classified as other expenditure.

Short-term employment benefits such as salaries and compensated absences are recognised as an expense in the period in which the employees render service to the charity. Any unused benefits are accrued and measured as the additional amount the charity expects to pay as a result of the unused entitlement.

Contributions to defined contribution pension schemes are recognised as an expense in the period during which services are rendered by employees. Differences between contributions payable in the year and contributions actually paid are shown as accruals in the balance sheet.

Other long-term employee benefits are measured at the present value of the benefit obligation at the reporting date.

c. Tax

The charity is considered to pass the tests set out in Paragraph 1 of Schedule 6 of the Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes. Accordingly, the charity is potentially exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3 of Part 11 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

The charity is partially exempt in respect of Value Added Tax, so that it can only recover a minor element of VAT charged on its inputs. Irrecoverable VAT on inputs is included in the costs of such inputs.

Reading Real Estate Foundation

Notes to the financial statements (continued)

1. Accounting policies (continued)

d. Fund accounting

Unrestricted funds are funds which are available to spend on activities that further the objectives of the charity. Designated funds are unrestricted funds of the charity which the trustees have decided at their discretion to set aside to use for a specific purpose. Restricted funds are funds which are to be used in accordance with specific restrictions imposed by either the donor or by the terms of an appeal for funds. The costs of raising and administering such funds are charged against the specific fund.

e. Financial instruments

Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due. Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account. 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 after allowing for any trade discounts due.

f. Liabilities

A liability is recognised where the charity has a present obligation to act or perform in a particular way. The obligation may be either a legal obligation or a constructive obligation. Where there is uncertainty over the amount or timing of a liability, it is classified as a provision. All other liabilities are classified as creditors.

2. Critical accounting judgements and key sources of estimation uncertainty

In preparing financial statements, judgements have to be made in determining the most appropriate methods of applying the charity's accounting policies to the economic transactions which arise during the year. It is also necessary to make assumptions about the future in determining the values of assets and liabilities at the balance sheet date. The trustees believe there are no areas where critical accounting judgements are required and there are no areas of estimation uncertainty.

Reading Real Estate Foundation

Notes to the financial statements (continued)

3. Income from grants and donations

	Unrestricted funds 2023 £	Restricted funds 2023 £	Total funds 2023 £
Corporate gifts	13,500	-	13,500
Pathways to Property	-	286,426	286,426
George Fiennes bursaries	-	37,422	37,422
P Byrne Fund	-	323	323
David Robins Town & Country Planning Research	-	6,250	6,250
Barton Willmore Bursary	-	35,000	35,000
Derwent Bursary	-	10,000	10,000
Helical Bursary	-	5,000	5,000
Keith Elliot Bursary	-	5,000	5,000
Michael Keidan Bursary	-	5,000	5,000
The John Miles Memorial Scholarship Fund	-	21,909	21,909
Donations from the University	125,101	-	125,101
Other donations	175,298	-	175,298
Awards and grant contributions	1,511	-	1,511
	315,410	412,330	727,740
	Unrestricted funds 2022 £	Restricted funds 2022 £	Total funds 2022 £
Corporate gifts	23,371	-	23,371
Pathways to Property	-	296,292	296,292
George Fiennes bursaries	-	2,500	2,500
P Byrne Fund	-	261	261
David Robins Town & Country Planning Research Fund	-	6,250	6,250
Donations from the University	116,164	-	116,164
Other donations	127,236	-	127,236
Awards and grant contributions	1,030	-	1,030
	267,801	305,303	573,104

Income from grants and donations includes restricted income in relation to the Pathways to Property initiative and other donations. More information on these is provided in note 12. The charity has not received any government grants (2022: nil).

Reading Real Estate Foundation

Notes to the financial statements (continued)

3. Income from grants and donations (continued)

The charity benefits greatly from the involvement and support of its volunteers. In accordance with the Charities SORP (FRS 102), the economic contribution of general volunteers is not recognised in the financial statements.

4. Income from charitable activities

	Unrestricted funds 2023 £	Unrestricted funds 2022 £
Breakfast forums	-	185
	-	185

5. Interest receivable

	Unrestricted funds 2023 £	Unrestricted funds 2022 £
Interest received from the University	28,761	2,697

The charity operates a pooled banking arrangement with the University and receives interest on the funds held on its behalf by the University. The interest rate is based on the return achieved by the University on short-term deposits.

6. Expenditure on raising funds

	Unrestricted funds 2023 £	Unrestricted funds 2022 £
Breakfast forums	108	7
	108	7

Reading Real Estate Foundation

Notes to the financial statements (continued)

7. Expenditure on charitable activities

	Unrestricted funds 2023 £	Restricted funds 2023 £	Total funds 2023 £
Grant awards and bursaries to individuals	114,886	-	114,886
Student and graduate events	7,805	-	7,805
Research funding	1,494	-	1,494
Pathways to Property	-	94,783	94,783
George Fiennes bursaries	-	10,502	10,502
P Byrne Fund	-	1,008	1,008
David Robins Town & Country Planning Research Fund	-	993	993
Keith Elliot Bursary	-	(4)	(4)
The John Miles Memorial Scholarship	-	4,166	4,166
Pathways to Property staff costs	-	151,185	151,185
David Robins Town & Country Planning Research Fund	-	364	364
Staff costs	157,939	-	157,939
Other	2,482	-	2,482
	<u>284,606</u>	<u>262,997</u>	<u>547,603</u>

	Unrestricted funds 2022 £	Restricted funds 2022 £	Total funds 2022 £
Grant awards and bursaries to individuals	139,556	-	139,556
Student and graduate events	10,979	-	10,979
Research funding	7,394	-	7,394
Pathways to Property	-	95,527	95,527
George Fiennes bursaries	-	15,000	15,000
P Byrne Fund	-	1,006	1,006
Pathways to Property staff costs	-	102,303	102,303
Staff costs	159,945	-	159,945
	<u>317,874</u>	<u>213,836</u>	<u>531,710</u>

Reading Real Estate Foundation

Notes to the financial statements (continued)

7. Expenditure on charitable activities (continued)

Grant awards and bursaries to students in financial need are a key part of the activities of the charity and aim to widen access to learning and research in real estate and planning at the University.

The support and governance costs of the Charity are borne by the University, and it is not practical to allocate these costs across the activities of the Charity.

8. Other expenditure

	Total 2023 £	Total 2022 £
Finance charge from the University	27,550	35,902
Auditor's remuneration – auditing of financial statements	3,828	3,480
Rental charge	13,525	13,525
Other	(8,840)	(1,220)
	<u>36,063</u>	<u>51,687</u>

9. Analysis of staff costs, trustee remuneration and expenses, and the cost of key management personnel

	2023 £	2022 £
<i>Staff costs</i>		
Salaries and wages	254,121	214,400
Social security costs	22,759	19,617
Pension costs	32,608	28,231
	<u>309,488</u>	<u>262,248</u>

No employees had employee benefits in excess of £60,000 (2022: nil employees).

The monthly average staff headcount was 9 (2022: 8).

The trustees were not paid and did not receive any other benefits from employment with the charity in the year (2022: £nil) and neither were they reimbursed expenses during the year (2022: £nil). No trustee received payment for professional or other services supplied to the charity (2022: £nil). The trustees are considered to be the key management personnel of the charity.

Reading Real Estate Foundation

Notes to the financial statements (continued)

10. Debtors

	2023	2022
	£	£
Trade debtors	3,189	9,190
Amounts due from the University	1,450,646	1,310,946
Taxation and social security	-	2,000
	<u>1,453,835</u>	<u>1,322,136</u>

All debtors are due within one year. The amounts due from the University are repayable on demand and attract interest at the rate the University obtains for short term deposits.

11. Creditors: Amounts falling due within one year

	2023	2022
	£	£
Accrued expenditure	8,441	68,523
Deferred income	41,750	10,000
	<u>50,191</u>	<u>78,523</u>

The movements in deferred income during the period were as follows:

	2023	2022
	£	£
At 1 August	10,000	-
Utilised	(10,000)	-
Income received in advance	41,750	10,000
At 31 July	<u>41,750</u>	<u>10,000</u>

Both the prior year and current year balances relate to donations received.

Reading Real Estate Foundation

Notes to the financial statements (continued)

12. Analysis of movements in restricted funds

	Balance at 1 August 2022 £	Incoming resources £	Resources expended £	Balance at 31 July 2023 £
Pathways to Property	864,073	286,426	(267,774)	882,725
George Fiennes Bursary	1,321	37,422	(10,500)	28,243
REP Innovation Fund	28,110	-	-	28,110
David Robins Town & Country	33,535	6,250	(1,356)	38,429
P Byrne Fund	3,952	322	(1,008)	3,266
The John Miles Memorial Scholarship	-	21,910	(4,165)	17,745
Barton Willmore Bursary	-	35,000	-	35,000
Derwent Bursary	-	10,000	-	10,000
Helical Bursary	-	5,000	-	5,000
Keith Elliot Bursary	-	5,000	-	5,000
Michael Keidan Bursary	-	5,000	-	5,000
	<u>930,991</u>	<u>412,330</u>	<u>(284,803)</u>	<u>1,058,518</u>

	Balance at 1 August 2021 £	Incoming resources £	Resources expended £	Balance at 31 July 2022 £
Pathways to Property	785,721	296,292	(217,940)	864,073
George Fiennes Bursary	13,821	2,500	(15,000)	1,321
REP Innovation Fund	32,580	-	(4,470)	28,110
David Robins Town & Country	27,285	6,250	-	33,535
Other Funds	4,698	261	(1,007)	3,952
	<u>864,105</u>	<u>305,303</u>	<u>(238,417)</u>	<u>930,991</u>

Pathways to Property is an initiative which aims to encourage Year 12 students in UK state schools and colleges to find out more about a career in the property sector. The initiative is supported by many leading organisations in the Real Estate industry including British Land, Landsec and SEGRO and other charitable trusts.

The George Fiennes Bursary is used to recognise academic excellence and provide support for Real Estate & Planning students.

The REP Innovation Fund has been set up to foster innovation in teaching & learning and research in Real Estate at Henley Business School, University of Reading.

The Barton Willmore Bursary is used to provide support to students joining a Royal Town Planning Institute accredited Master's Programme at the Department of Real Estate & Planning.

Reading Real Estate Foundation

Notes to the financial statements (continued)

The David Robins Town and Country Planning Research Fund has been set up in the memory of alumnus David Robins, to support the development of outstanding research in Town and Country Planning at the School of Real Estate & Planning, Henley Business School, University of Reading.

13. Analysis of movements in unrestricted funds

	Balance at 1 August 2022 £	Incoming resources £	Resources expended £	Balance at 31 July 2023 £
General fund	313,946	344,171	(298,971)	359,146
	<u>313,946</u>	<u>344,171</u>	<u>(298,971)</u>	<u>359,146</u>

	Balance at 1 August 2021 £	Incoming resources £	Resources expended £	Balance at 31 July 2022 £
General fund	388,250	270,683	(344,987)	313,946
	<u>388,250</u>	<u>270,683</u>	<u>(344,987)</u>	<u>313,946</u>

14. Analysis of net assets between funds

	General funds 2023 £	Restricted funds 2023 £	Total 2023 £
Current assets	401,232	1,066,623	1,467,855
Creditors due within one year	(42,086)	(8,105)	(50,191)
	<u>359,146</u>	<u>1,058,518</u>	<u>1,417,664</u>

	General funds 2022 £	Restricted funds 2022 £	Total 2022 £
Current assets	341,825	981,635	1,323,460
Creditors due within one year	(27,879)	(50,644)	(78,523)
	<u>313,946</u>	<u>930,991</u>	<u>1,244,937</u>

Reading Real Estate Foundation
Notes to the financial statements (continued)

15. Ultimate parent undertaking

These financial statements have been presented in respect of an individual company, Reading Real Estate Foundation, a wholly owned subsidiary undertaking of the University of Reading. The smallest and largest group to consolidate these results is the University of Reading.

The consolidated financial statements of the University of Reading can be obtained from the University of Reading, PO Box 217, Whiteknights, Reading, RG6 6AH, which is the registered office address, or on the University's website.

Since the company meets the definition of a qualifying entity under FRS 102 and is included in the consolidated financial statements of the University, the company has taken certain disclosure exemptions available under FRS 102 including:

- Exemption from presenting a statement of cash flows
- Exemption from disclosing key management personnel compensation
- Exemption from disclosing transactions entered into with the University and its wholly owned subsidiaries
- Exemptions from financial instrument disclosures

16. Related party transactions

The charity has taken advantage of the exemption available under paragraph 33.1a of the provisions of FRS 102 Related Party Disclosures, on the grounds that it is a wholly owned subsidiary of a group headed by the University of Reading, whose financial statements are publicly available.

All transactions involving related party organisations are conducted in accordance with the University's Financial Regulations and usual procurement procedures. Transactions outside of the University's Financial Regulations should be disclosed as a related party transactions. There were no transactions that met these criteria in the year.

The Trust did not have any employees in the year and there were no remunerations paid to the members of the Trust Committee.

Reading Real Estate Foundation
Notes to the financial statements (continued)

17. Statement of financial activities for the previous year

	Unrestricted funds 2022 £	Restricted funds 2022 £	Total funds 2022 £
Income			
Grants and donations	267,801	305,303	573,104
Charitable activities	185	-	185
Interest receivable	2,697	-	2,697
Total income	270,683	305,303	575,986
Expenditure			
Raising funds	7	-	7
Charitable activities	317,873	213,837	531,710
Other expenditure	27,107	24,580	51,687
Total expenditure	344,987	238,417	583,404
 Movement in funds for the year	 (74,304)	 66,886	 (7,418)
 Reconciliation of funds:			
Total funds brought forward	388,250	864,105	1,252,355
 Total funds carried forward	 313,946	 930,991	 1,244,937

Accounts

Reading Real Estate Foundation

Charity Number 1092627

Company Number 04347140

Annual Report and Financial Statements

For the Year Ended 31 July 2022

Reading Real Estate Foundation
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For the Year ended 31 July 2022

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Reading Real Estate Foundation

Charity information

For the Year ended 31 July 2022

Trustees

Mr D Atkins

Ms S Clayton

Ms S Foley – Chair (resigned 14 November 2022)

Professor V Gibson

Mr P Allen

Ms K S Norton

Mr C M Taylor

Mr S Lancaster

Mr B Laxton

Mr J M Ridley

Prof K Pain (resigned 17 June 2022)

Prof G Marcato

Prof A C Rajan (appointed 17 June 2022)

Prof K Akrivou (from February 2022)

Prof P Miskell – Chair (appointed 11 January 2023)

Registered & Principal office

University of Reading

PO Box 217

Whiteknights House (G11)

Whiteknights

Reading

Berkshire

RG6 6AH

Charity registered number

1092627

Company registered number

04347140

Country of incorporation

United Kingdom

Auditor

Mazars LLP

90 Victoria Street, Bristol, BS1 6DP, United Kingdom

Bankers

Barclays Bank plc

90-93 Broad Street, Reading, RG1 2AP

Reading Real Estate Foundation

Trustees' Report

The trustees of Reading Real Estate Foundation ('the charity') present their report and the audited financial statements of the charity for the year ended 31 July 2022.

Structure and legal status

The charity is registered with the Charity Commission and is also a private company limited by guarantee. It was registered on 4 January 2002 in England and is governed by its memorandum and articles of association. The exemptions for small companies have been taken in relation to the strategic and trustees' report. Each member of the charity's liability is limited to £1 in the event of winding up. The sole member is currently the University of Reading ('the University'). The names of the members of the Council of the University can be obtained from its financial statements. Details about the trust are disclosed on page 3.

The trustees, who are also directors for company law purposes, are listed on page 3. As set out in the articles of association, new trustees may be appointed by an ordinary resolution of members or by a decision of the trustees. They have no fixed term of appointment. They receive a copy of 'The Essential Trustee: What you need to know' and receive a copy of the charity's memorandum and articles of association. The University has the right to nominate a majority of the trustees. None of the trustees held any disclosable interest in the charity.

Objectives and aims

The objective of the charity is the advancement of education in the art and science of real estate at the University.

The aims of the charity are:

- to strengthen the links between the Department of Real Estate and Planning at the University and the Real Estate industry through an active and engaged alumni community;
- to support the department and the industry in widening participation to Real Estate programmes;
- to help support and develop the quality of real estate education at the University; and
- to help maintain the position of the University as a centre of excellence for real estate education and research and to raise awareness of this worldwide.

The strategic approach to achieving these aims is led by the Board of Trustees made up of representatives from the real estate industry, Henley Business School and the University of Reading. Through close collaboration with the Department of Real Estate & Planning and through the Board of Trustees' subcommittees, which are run by volunteers who are leaders in the industry, the charity develops and delivers activities that serve the purpose of enhancing education and research and strengthening links with the industry.

Operation of the charity

The Board of Trustees meets three times per year to oversee the running of the charity. The Management Group meet more regularly to conduct the business of the charity. The Management

Reading Real Estate Foundation

Trustees' Report (continued)

Group comprises the Executive Director, Jean-Pierre Choulet, who has general oversight of the charity and Kerry Johnston who leads the charity on a day-to-day basis.

A budget is set for each academic year setting out the income and expenditure targets for the charity, including specific targets for certain projects. The income budget is broken down by type of income (i.e., fundraising and events), whilst the expenditure budget includes specific targets for areas such as bursaries & awards, student activities, research and academic support and events. These targets are presented to the Board of Trustees at the start of the academic year with progress updates provided at each meeting.

The Management Group meets regularly to:

- monitor income, expenditure and targets for the year;
- ensure that best practice guidelines are achieved as agreed by the Board of Trustees; and
- ensure that Charity Commission standards are complied with.

The Management Group keeps overheads and expenses not directly related to a particular event or educational activity to a minimum.

Policy for awarding grants, scholarships and bursaries

The charity awards grants, scholarships, and bursaries to students of the Department of Real Estate and Planning at the University. The Disbursement Committee meets at least twice a year to review applications and to award funds. Applications are carefully reviewed according to agreed guidelines. Awards adhere to levels for each individual agreed with the Board of Trustees. In academic year 2021/22 the Committee was chaired by Kerry Johnston and key staff from the Department of Real Estate & Planning.

Political donations

The charity made no political donations in the current or previous year.

Sources of funding

The charity receives funding from corporate sponsors and patrons as well as individual donors including alumni. It also generates income from fundraising events.

Review of activities and financial performance

The charity recorded net loss of £7,418 for the year to 31 July 2022 (2021: net income of £153,927).

Total income for the year was £575,986 (2021: £638,642) which included a donation of £116,164 from the University (£102,639 in respect of staff salaries and £13,525 in respect of rent).

Income from grants and donations decreased by £64,378. This is primarily due to a decrease in

Reading Real Estate Foundation

Trustees' Report (continued)

Corporate Gifts income which totalled £23,371 (2021: £45,152); and a small decrease in Pathways to Property income £296,292 (2021: £312,119).

Continued difficult trading conditions in the Real Estate industry did not allow for a growth in financial support. This is an area the Management Group has under review, with plans in place to revise expenditure/commitments as appropriate.

Activities for generating funds, such as events, raised £185 (2021: £365), as restrictions on face-to-face activities continued.

Total expenditure for the year was £583,404 compared to £484,715 in 2021, due mainly to an increase in awards, grants and bursaries to £139,556 (2021: £100,295) and an increase in the Pathways to Property expenditure to £95,527 (2021: £72,314) due primarily to costs associated with the delivery of the in-person Summer School.

To further the objectives of the charity as outlined on page 4, the charity continued to deliver on key initiatives such as the Mentoring Programme with support from alumni and professionals in the real estate and planning industry. The charity also continued to support activities such as Mock Assessment Days, alongside the annual Real Estate and Planning Careers Fair and evening lecture series. This has contributed to the continuing development of the curriculum and the ongoing ability of the University to produce highly employable Real Estate and Planning graduates. During the year, the charity continued to support an initiative focused on resilience to support students in the area of mental health.

The charity continues to build on the successful Pathways to Property project, now in its tenth year, in partnership with over 20 real estate firms, with the objective of widening access to the Real Estate industry and raising awareness of Real Estate as a profession and subject of study. In July 2022, 90 students (2021: 103 students) participated in the tenth Pathways to Property Summer School. This year, we returned to face to face Summer School taking place at the University of Reading, and included taster lectures, site visits, a meet the industry event, careers advice and university life sessions as well as a group project and final presentations to industry supporters.

Financial position and reserves

The charity had net current assets of £1,244,937 at 31 July 2022 (2021: £1,252,355). The amount owed to the charity by the University at 31 July 2022 was £1,310,946 (2021: £1,284,210).

The trustees aim to retain a reserve for committed costs, such as the ongoing provision of bursaries and awards, and for protection against fluctuations in income. A period of twelve months has been adopted as an appropriate minimum level of reserves.

The total reserves of the charity at 31 July 2022 were £1,244,937 (2021: £1,252,355). This included restricted funds of £930,991 (2021: £864,105) in respect of Pathways to Property, the George Fiennes Bursary and other restricted donations. Unrestricted funds totalled £313,946 (2021: £388,250).

Reading Real Estate Foundation

Trustees' Report (continued)

Public benefit

The trustees of the charity have due regard to the Charity Commission's public benefit guidance. All charities must have charitable purposes and apply them for the public benefit. The charity's core charitable purpose is to support and develop the quality of real estate education and research at the University. Key activities in the year to ensure the delivery of core objectives included:

- the provision of bursaries to students in financial need and grants to students suffering hardship;
- events to strengthen the link between industry and the Department of Real Estate and Planning;
- organising seminars and a series of evening lectures in which industry speakers gave students insight into the real estate industry and prevailing market issues;
- expanding the membership of the charity's mentoring scheme network through which members are encouraged to offer expert advice and guidance to students;
- raising awareness of real estate as a profession to a wider audience of school and college pupils in state schools.

Fundraising

The charity has a fundraising strategy aimed at delivering its fundraising targets through different streams of income, mainly corporate fundraising and individual fundraising. Funds raised during the year (excluding donations from the University) totalled £459,822 against a target of £496,728 and the previous year's total of £522,975.

Fundraising activities are carried out by professional fundraisers within the charity and by volunteers managed by the charity. No commercial participators are engaged. The charity does not undertake any mass fundraising activities aimed at the general public. Individuals approached for fundraising purposes are typically already engaged with the charity and are under no undue pressure to donate. During the year over 400 volunteers assisted the charity in its fundraising and mentoring efforts by providing generally several hours of service each.

The individual heading the charity's fundraising function, under the management of the charity's Executive Director, is a member of the Institute of Fundraising and holds a Certificate in Fundraising awarded by the Institute of Fundraising.

The internal fundraising function of the charity is under the management of the charity's Executive Director. The Executive Director is also a member of the Development Committee, a body comprising volunteer fundraisers, chaired by one of the charity's trustees.

No complaints were received by the charity in respect of fundraising during the year.

Reading Real Estate Foundation
Trustees' Report (continued)

Risk management

The trustees give due consideration to the major risks to which the charity is exposed, in particular those related to operations and finances. The trustees are satisfied that systems are in place to mitigate exposure to the major risks.

The loss of funding from major corporate patrons is the main risk which would reduce the charity's income. To alleviate this risk, the charity continually uses the alumni sub-boards and committees to drive activities forward and to recruit supporters and sponsors. The charity continues to improve the events and activities that it organises in order to continue drawing in funding, and sponsorships.

Plans for future periods

The charity plans to continue with the current student initiatives and bursary funding. Alongside this, the management team is currently identifying potential areas of future support and funding in the areas of teaching & learning, research initiatives and international opportunities for students.

The Pathways to Property Project Board is currently reviewing project activity with a view to expanding the reach of the project. A focus for the project is to increase the number of students going on to study or work in property after attending the summer school, and to develop a community of students who have been through the programme in order that they may support each other as they enter the industry.

More broadly, the charity is developing opportunities to engage with smaller organisations and start-ups, both financially and through volunteering, in order to ensure it can adapt its activities and stay relevant to a changing industry.

Reading Real Estate Foundation
Trustees' Report (continued)

Going Concern

The charity has significant unrestricted reserves accumulated from historical surpluses and it has net current assets. The trustees do not believe that any material uncertainties exist as to the ability of the charity to continue as a going concern for the foreseeable future.

In January 2021, the COVID-19 pandemic resulted in a new country-wide lockdown affecting economic activity in the UK. This has been treated as a non-adjusting post balance sheet event.

Statement of disclosure of information to auditor

The trustees who held office at the date of approval of this report confirm that, so far as they are each aware, there is no relevant audit information of which the charity's auditor is unaware; and each trustee has taken all the steps that he/she ought to have taken as a trustee to make him/herself aware of any relevant audit information and to establish that the charity's auditor is aware of that information. Pursuant to Section 487 of the Companies Act 2006, the auditor will be deemed to be reappointed and Deloitte LLP will therefore continue in office.

Approved for issue by the Board of Trustees



Prof Peter Miskell

Director and Trustee

15 February 2023

Reading Real Estate Foundation

Statement of trustees' responsibilities

The trustees (who are also directors of Reading Real Estate Foundation for the purposes of company law) are responsible for preparing the Trustees' Annual Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland".

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 judgments 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; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in business.

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.

In so far as the trustees are aware:

- there is no relevant audit information of which the charitable company's auditor is unaware; and
- the trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditor is aware of that information.

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Reading Real Estate Foundation

Independent auditor's report to the members of Reading Real Estate Foundation

Report on the audit of the financial statements

Opinion

We have audited the financial statements of Reading Real Estate Foundation (the 'trust') for the year ended 31 July 2022 which comprise the Statement of Financial Activities (including income and expenditure account), Balance Sheet, and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the trust's affairs as at 31 July 2022 and of its income and expenditure 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 Companies Act 2006.

Basis for opinion

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

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the trust's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Reading Real Estate Foundation

Independent auditor's report to the members of Reading Real Estate Foundation (continued)

Other information

The other information comprises the information included in the Annual Report and Financial Statements, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information contained within the annual report. 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.

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 course of 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 this gives rise to a material misstatement in the financial statements themselves. 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.

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Annual Report which includes the Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Directors' Report included within the Annual Report has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In light of the knowledge and understanding of the trust and its environment obtained in the course of the audit, we have not identified material misstatements in the Directors' Report included within the Annual Report.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or

Reading Real Estate Foundation

Independent auditor's report to the members of Reading Real Estate Foundation (continued)

- we have not received all the information and explanations we require for our audit; or
- the trustees were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemption in preparing the Trustees' report and from the requirement to prepare a strategic report.

Responsibilities of Trustees

As explained more fully in the trustees' responsibilities statement set out on page 7, the trustees (who are also the directors of the charitable company for the purposes of charity law) are responsible for the preparation of the financial statements and for being satisfied that they 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 trust'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 trust or to cease operations, or have no realistic alternative but to do so.

Auditor's 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 an auditor's report 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 the financial statements.

The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud.

Based on our understanding of the trust and its industry, we considered that non-compliance with the following laws and regulations might have a material effect on the financial statements: employment regulation, health and safety regulation, pensions regulations and anti-money laundering regulation.

Reading Real Estate Foundation

Independent auditor's report to the members of Reading Real Estate Foundation (continued)

To help us identify instances of non-compliance with these laws and regulations, and in identifying and assessing the risks of material misstatement in respect to non-compliance, our procedures included, but were not limited to:

- Inquiring of management and, where appropriate, those charged with governance, as to whether the trust is in compliance with laws and regulations, and discussing their policies and procedures regarding compliance with laws and regulations;
- Inspecting correspondence, if any, with relevant licensing or regulatory authorities;
- Communicating identified laws and regulations to the engagement team and remaining alert to any indications of non-compliance throughout our audit; and
- Considering the risk of acts by the trust which were contrary to applicable laws and regulations, including fraud.

We also considered those laws and regulations that have a direct effect on the preparation of the financial statements, such as tax legislation, pension legislation, the Charities' SORP, the Charities Act 2011 and the Companies Act 2006.

In addition, we evaluated the trustees' and management's incentives and opportunities for fraudulent manipulation of the financial statements, including the risk of management override of controls, and determined that the principal risks related to posting manual journal entries to manipulate financial performance, management bias through judgements and assumptions in significant accounting estimates, in particular in relation to, revenue recognition (which we pinpointed to the cut-off assertion)..

Our audit procedures in relation to fraud included but were not limited to:

- Making enquiries of the trustees and management on whether they had knowledge of any actual, suspected or alleged fraud;
- Gaining an understanding of the internal controls established to mitigate risks related to fraud;
- Discussing amongst the engagement team the risks of fraud; and
- Addressing the risks of fraud through management override of controls by performing journal entry testing.

There are inherent limitations in the audit procedures described above and the primary responsibility for the prevention and detection of irregularities including fraud rests with management. As with any audit, there remained a risk of non-detection of irregularities, as these may involve collusion, forgery, intentional omissions, misrepresentations or the override of internal controls.

Reading Real Estate Foundation

Independent auditor's report to the members of Reading Real Estate Foundation (continued)

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 auditor's report.

Use of the audit report

This report is made solely to the trust's members as a body in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the trust's members 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 trust and the trust's members as a body for our audit work, for this report, or for the opinions we have formed.

A handwritten signature in black ink that reads "Richard Bott". The signature is written in a cursive style with a large initial 'R'.

Richard Bott (Senior Statutory Auditor) for and on behalf of Mazars LLP

Chartered Accountants and Statutory Auditor

90 Victoria Street, Bristol BS1 6DP

Date 17 February 2023

Reading Real Estate Foundation

Statement of financial activities (including income and expenditure account)

For the Year ended 31 July 2022

	Note	Unrestricted funds 2022 £	Restricted funds 2022 £	Total funds 2022 £	Total funds 2021 (Note 17) £
Income					
Grants and donations	3	267,801	305,303	573,104	637,486
Charitable activities	4	185	-	185	365
Interest receivable	5	2,697	-	2,697	791
Total income		270,683	305,303	575,986	638,642
Expenditure					
Raising funds	6	7	-	7	15
Charitable activities	7	317,873	213,837	531,710	456,061
Other expenditure	8	27,107	24,580	51,687	28,639
Total expenditure		344,987	238,417	583,404	484,715
Net (expenditure)/income and net movement in funds for the year		(74,304)	66,886	(7,418)	153,927
Reconciliation of funds:					
Total funds brought forward		388,250	864,105	1,252,355	1,098,428
Total funds carried forward		313,946	930,991	1,244,937	1,252,355

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

The accompanying accounting policies and notes form part of these financial statements.

Reading Real Estate Foundation

Company Number 04347140

Balance sheet as at 31 July 2022

	Note	2022 £	2021 £
Current assets			
Debtors	10	1,322,136	1,307,299
Cash at bank and in hand		1,324	4,523
		1,323,460	1,311,822
Creditors:			
Amounts falling due within one year	11	(78,523)	(59,467)
Net current assets being total assets less current liabilities, being net assets		1,244,937	1,252,355
The funds of the charity:			
Restricted income funds	12	930,991	864,105
Unrestricted funds	13	313,946	388,250
Total charity funds		1,244,937	1,252,355

The accompanying accounting policies and notes form part of these financial statements.

The financial statements on pages 16 to 28 were approved by the Board of Trustees and signed on its behalf by:



Prof Peter Miskell
Director and Trustee
15 February 2023

Reading Real Estate Foundation

Notes to the financial statements

1. Accounting policies

The financial statements 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* (Charities SORP (FRS 102)) effective from 1 January 2019, *the Financial Reporting Standard applicable in the UK and Republic of Ireland* (FRS 102) and the *Companies Act 2006*.

The charity meets the definition of a public benefit entity under FRS 102, is incorporated in England and Wales as a company limited by guarantee not having a share capital. There are currently thirteen Trustees. The sole member of the company is the University. Each member's liability in the event of winding up is limited to £1. The charity is a registered charity. The registered office is given on page 3.

Assets and liabilities are initially recognised at historical cost or transaction value. The financial statements have been prepared on the going concern basis which the trustees believe to be appropriate.

A summary of the primary accounting policies is set out below:

a. Income

Income is recognised when the charity is entitled to the funds, any performance conditions attached to the item(s) of income have been met, it is probable that the income will be received, and the amount can be measured reliably.

Grant income is recognised when the charity is entitled to the funds and any performance-related conditions have been met. Income received in advance of performance-related conditions is deferred on the balance sheet and released in line with such conditions being met.

Donation income is a type of non-exchange transaction without performance-related conditions. Donations are recognised as income when the charity is entitled to the funds. Where donations have donor-imposed restrictions, they are recognised as income when the charity is entitled to the funds and the income is retained within a restricted reserve until such time as it is utilised in line with the restrictions. The charity takes an exemption from providing the names of grant recipients, and the amounts of such grants, during the lifetime of the settlor who donated the funds from which the grants are paid, or during the lifetime of any spouse or civil partner of the settlor.

Donated professional services and donated facilities are recognised as income when the charity has control over the item, any conditions associated with the donated item have been met, the receipt of economic benefit from the use by the charity of the item is probable and that economic benefit can be measured reliably. On receipt, donated professional services and donated facilities are recognised on the basis of the value of the gift to the charity which is the amount the charity would have been willing to pay to obtain services or facilities of equivalent economic benefit on the open market. A corresponding amount is then recognised in expenditure in the period of receipt. In accordance with the Charities SORP (FRS 102), time given by volunteers is not recognised as income.

Income received in advance for specific events is deferred until the time of the event.

Interest receivable is credited to the statement of financial activities on a receivable basis.

Reading Real Estate Foundation

Notes to the financial statements (continued)

1. Accounting policies (continued)

b. Expenditure

Expenditure is recognised once there is a legal or constructive obligation to make a payment to a third party, it is probable that settlement will be required, and the amount of the obligation can be measured reliably.

Where possible, expenditure is allocated to the fundraising or charitable activity to which it relates. Staff costs are included within expenditure on charitable activities since most of their time is spent on these activities. Other support costs which assist the work of the charity but do not directly relate to identifiable charitable activities are classified as other expenditure.

Short-term employment benefits such as salaries and compensated absences are recognised as an expense in the period in which the employees render service to the charity. Any unused benefits are accrued and measured as the additional amount the charity expects to pay as a result of the unused entitlement.

Contributions to defined contribution pension schemes are recognised as an expense in the period during which services are rendered by employees. Differences between contributions payable in the year and contributions actually paid are shown as accruals in the balance sheet.

Other long-term employee benefits are measured at the present value of the benefit obligation at the reporting date.

c. Tax

The charity is considered to pass the tests set out in Paragraph 1 of Schedule 6 of the Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes. Accordingly, the charity is potentially exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3 of Part 11 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

The charity is partially exempt in respect of Value Added Tax, so that it can only recover a minor element of VAT charged on its inputs. Irrecoverable VAT on inputs is included in the costs of such inputs.

Reading Real Estate Foundation

Notes to the financial statements (continued)

1. Accounting policies (continued)

d. Fund accounting

Unrestricted funds are funds which are available to spend on activities that further the objectives of the charity. Designated funds are unrestricted funds of the charity which the trustees have decided at their discretion to set aside to use for a specific purpose. Restricted funds are funds which are to be used in accordance with specific restrictions imposed by either the donor or by the terms of an appeal for funds. The costs of raising and administering such funds are charged against the specific fund.

e. Financial instruments

Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due. Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account. 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 after allowing for any trade discounts due.

f. Liabilities

A liability is recognised where the charity has a present obligation to act or perform in a particular way. The obligation may be either a legal obligation or a constructive obligation. Where there is uncertainty over the amount or timing of a liability, it is classified as a provision. All other liabilities are classified as creditors.

2. Critical accounting judgements and key sources of estimation uncertainty

In preparing financial statements, judgements have to be made in determining the most appropriate methods of applying the charity's accounting policies to the economic transactions which arise during the year. It is also necessary to make assumptions about the future in determining the values of assets and liabilities at the balance sheet date. The trustees believe there are no areas where critical accounting judgements are required and there are no areas of estimation uncertainty.

Reading Real Estate Foundation

Notes to the financial statements (continued)

3. Income from grants and donations

	Unrestricted funds 2022 £	Restricted funds 2022 £	Total funds 2022 £
Corporate gifts	23,371	-	23,371
Pathways to Property	-	296,292	296,292
George Fiennes bursaries	-	2,500	2,500
P Byrne Fund	-	261	261
REP Innovation Fund	-	-	-
David Robins Town & Country Planning Research Fund	-	6,250	6,250
Donations from the University	116,164	-	116,164
Other donations	127,236	-	127,236
Awards and grant contributions	1,030	-	1,030
Other income	-	-	-
	<u>267,801</u>	<u>305,303</u>	<u>573,104</u>

	Unrestricted funds 2021 £	Restricted funds 2021 £	Total funds 2021 £
Corporate gifts	45,152	-	45,152
Pathways to Property	-	312,119	312,119
George Fiennes bursaries	-	12,500	12,500
P Byrne Fund	-	295	295
REP Innovation Fund	-	-	-
David Robins Town & Country Planning Research Fund	-	6,250	6,250
Donations from the University	114,507	-	114,507
Other donations	129,960	-	129,960
Awards and grant contributions	1,500	-	1,500
Other income	15,203	-	15,203
	<u>306,322</u>	<u>331,164</u>	<u>637,486</u>

Income from grants and donations includes restricted income in relation to the Pathways to Property initiative, the REP Innovation Fund and other donations. More information on these is provided in note 12. The charity has not received any government grants (2021: nil).

The charity benefits greatly from the involvement and support of its volunteers. In accordance with the Charities SORP (FRS 102), the economic contribution of general volunteers is not recognised in the financial statements.

Reading Real Estate Foundation

Notes to the financial statements (continued)

4. Income from charitable activities

	Unrestricted funds 2022 £	Unrestricted funds 2021 £
Breakfast forums	185	365
	<u>185</u>	<u>365</u>

5. Interest receivable

	Unrestricted funds 2022 £	Unrestricted funds 2021 £
Interest received from the University	2,697	791
	<u>2,697</u>	<u>791</u>

The charity operates a pooled banking arrangement with the University and receives interest on the funds held on its behalf by the University. The interest rate is based on the return achieved by the University on short-term deposits.

6. Expenditure on raising funds

	Unrestricted funds 2022 £	Unrestricted funds 2021 £
Breakfast forums	7	15
	<u>7</u>	<u>15</u>

Reading Real Estate Foundation

Notes to the financial statements (continued)

7. Expenditure on charitable activities

	Unrestricted funds 2022 £	Restricted funds 2022 £	Total funds 2022 £
Grant awards and bursaries to individuals	139,556	-	139,556
Student and graduate events	10,979	-	10,979
Research funding	7,394	-	7,394
Pathways to Property	-	95,527	95,527
George Fiennes bursaries	-	15,000	15,000
P Byrne Fund	-	1,006	1,006
David Robins Town & Country Planning Research Fund	-	-	-
Pathways to Property staff costs	-	102,303	103,303
Staff costs	159,945	-	159,945
Other	-	-	-
	<u>314,874</u>	<u>213,836</u>	<u>531,710</u>

	Unrestricted funds 2021 £	Restricted funds 2021 £	Total funds 2021 £
Grant awards and bursaries to individuals	100,295	-	100,295
Student and graduate events	1,669	-	1,669
Research funding	10,949	-	10,949
Pathways to Property	-	72,314	72,314
George Fiennes bursaries	-	15,004	15,004
P Byrne Fund	-	1,506	1,506
David Robins Town & Country Planning Research Fund	-	3,695	3,695
Pathways to Property staff costs	-	97,745	97,745
Staff costs	152,884	-	152,884
Other	-	-	-
	<u>265,797</u>	<u>190,264</u>	<u>456,061</u>

Grant awards and bursaries to students in financial need are a key part of the activities of the charity and aim to widen access to learning and research in real estate and planning at the University.

The support and governance costs of the Charity are borne by the University, and it is not practical to allocate these costs across the activities of the Charity.

Reading Real Estate Foundation

Notes to the financial statements (continued)

8. Other expenditure

	Total funds 2022 £	Total funds 2021 £
Finance charge from the University	35,902	22,219
Auditor's remuneration – auditing of financial statements	3,480	2,760
Rental charge	13,525	13,525
Other	(1,220)	(9,865)
	<u>51,687</u>	<u>28,639</u>

9. Analysis of staff costs, trustee remuneration and expenses, and the cost of key management personnel

	2022 £	2021 £
<i>Staff costs</i>		
Salaries and wages	214,400	201,575
Social security costs	19,617	19,176
Pension costs	28,231	29,878
	<u>262,248</u>	<u>250,629</u>

No employees had employee benefits in excess of £60,000 (2021: nil employees).

The monthly average staff headcount was 8 (2021: 8).

The trustees were not paid and did not receive any other benefits from employment with the charity in the year (2021: £nil) and neither were they reimbursed expenses during the year (2021: £nil). No trustee received payment for professional or other services supplied to the charity (2021: £nil). The trustees are considered to be the key management personnel of the charity.

10. Debtors

	2022 £	2021 £
Trade debtors	9,190	23,089
Amounts due from the University	1,310,946	1,284,210
Taxation and social security	2,000	-
	<u>1,322,136</u>	<u>1,307,299</u>

All debtors are due within one year. The amounts due from the University are repayable on demand and attract interest at the rate the University obtains for short term deposits.

Reading Real Estate Foundation

Notes to the financial statements (continued)

11. Creditors: Amounts falling due within one year

	2022	2021
	£	£
Trade creditors	-	-
Taxation and social security	-	100
Accrued expenditure	68,523	59,367
Deferred income	10,000	-
	<u>78,523</u>	<u>59,467</u>

The movements in deferred income during the period were as follows:

	2022	2021
	£	£
At 1 August	-	6,500
Utilised	-	(6,500)
Income received in advance	10,000	-
At 31 July	<u>10,000</u>	<u>-</u>

Both the prior year and current year balances relate to donations received.

12. Analysis of movements in restricted funds

	Balance at 1 August 2021	Incoming resources	Resources expended	Balance at 31 July 2022
	£	£	£	£
Pathways to Property	785,721	296,292	(217,940)	864,073
George Fiennes Bursary	13,821	2,500	(15,000)	1,321
REP Innovation Fund	32,580	-	(4,470)	28,110
David Robins Town & Country	27,285	6,250	-	33,535
Other Funds	4,698	261	(1,007)	3,952
	<u>864,105</u>	<u>305,303</u>	<u>(238,417)</u>	<u>930,991</u>

	Balance at 1 August 2020	Incoming resources	Resources expended	Balance at 31 July 2021
	£	£	£	£
Pathways to Property	637,998	312,119	(164,396)	785,721
George Fiennes Bursary	16,325	12,500	(15,004)	13,821
REP Innovation Fund	50,586	-	(18,006)	32,580
David Robins Town & Country	26,159	6,250	(5,124)	27,285
Other Funds	5,909	295	(1,506)	4,698
	<u>736,977</u>	<u>331,164</u>	<u>(204,036)</u>	<u>864,105</u>

Reading Real Estate Foundation

Notes to the financial statements (continued)

12. Analysis of movements in restricted funds (continued)

Pathways to Property is an initiative which aims to encourage Year 12 students in UK state schools and colleges to find out more about a career in the property sector. The initiative is supported by many leading organisations in the Real Estate industry including British Land, Landsec and SEGRO, The Sutton Trust and other charitable trusts.

The George Fiennes Bursary is used to recognise academic excellence and provide support for Real Estate & Planning students.

The REP Innovation Fund has been set up to foster innovation in teaching & learning and research in Real Estate at Henley Business School, University of Reading.

The David Robins Town and Country Planning Research Fund has been set up in the memory of alumnus David Robins, to support the development of outstanding research in Town and Country Planning at the School of Real Estate & Planning, Henley Business School, University of Reading.

13. Analysis of movements in unrestricted funds

	Balance at 1 August 2021 £	Incoming resources £	Resources expended £	Balance at 31 July 2022 £
General fund	388,250	270,683	(344,987)	313,946
	388,250	270,683	(344,987)	313,946

	Balance at 1 August 2020 £	Incoming resources £	Resources expended £	Balance at 31 July 2021 £
General fund	361,451	307,477	(280,678)	388,250
	361,451	307,477	(280,678)	388,250

Reading Real Estate Foundation

Notes to the financial statements (continued)

14. Analysis of net assets between funds

	General funds 2022 £	Restricted funds 2022 £	Total 2022 £
Current assets	341,825	981,635	1,323,460
Creditors due within one year	(27,879)	(50,644)	(78,523)
	<u>313,946</u>	<u>930,991</u>	<u>1,244,937</u>

	General funds 2021 £	Restricted funds 2021 £	Total 2021 £
Current assets	432,071	879,751	1,311,822
Creditors due within one year	(43,821)	(15,646)	(59,467)
	<u>388,250</u>	<u>864,105</u>	<u>1,252,355</u>

15. Ultimate parent undertaking

These financial statements have been presented in respect of an individual company, Reading Real Estate Foundation, a wholly owned subsidiary undertaking of the University of Reading. The smallest and largest group to consolidate these results is the University of Reading. The consolidated financial statements of the University of Reading can be obtained from the University of Reading, PO Box 217, Whiteknights, Reading, RG6 6AH, which is the registered office address, or on the University's website.

Since the company meets the definition of a qualifying entity under FRS 102 and is included in the consolidated financial statements of the University, the company has taken certain disclosure exemptions available under FRS 102 including:

- Exemption from presenting a statement of cash flows
- Exemption from disclosing key management personnel compensation
- Exemption from disclosing transactions entered into with the University and its wholly owned subsidiaries
- Exemptions from financial instrument disclosures

16. Related party transactions

The charity has taken advantage of the exemption available under paragraph 33.1a of the provisions of FRS 102 Related Party Disclosures, on the grounds that it is a wholly owned subsidiary of a group headed by the University of Reading, whose financial statements are publicly available.

Reading Real Estate Foundation
Notes to the financial statements (continued)

17. Statement of financial activities for the previous year

	Unrestricted funds 2021 £	Restricted funds 2021 £	Total funds 2021 £
Income			
Grants and donations	306,322	331,164	637,486
Charitable activities	365	-	365
Interest receivable	791	-	791
Total income	307,478	331,164	638,642
Expenditure			
Raising funds	15	-	15
Charitable activities	265,797	190,264	456,061
Other expenditure	14,867	13,772	28,639
Total expenditure	280,679	204,036	484,715
Net (expenditure)/income and net movement in funds for the year	26,799	127,128	153,927
Reconciliation of funds:			
Total funds brought forward	361,451	736,977	1,098,428
Total funds carried forward	388,250	864,105	1,252,355

Accounts

Reading Real Estate Foundation

Charity Number 1092627

Company Number 04347140

Annual Report and Financial Statements

For the Year Ended 31 July 2021

Reading Real Estate Foundation
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Reading Real Estate Foundation

Charity information

For the Year ended 31 July 2021

Trustees

Mr D Atkins

Ms S Clayton

Ms S Foley Chair

Professor V Gibson

Mrs C Hughes (until 1 January 2021)

Mr P Allen

Ms K S Norton

Mr C M Taylor

Mr S Lancaster

Mr B Laxton

Mr J M Ridley

Professor K Pain

Professor C Collins (until 5 November 2020)

Associate Professor Shaheena Janjuha-Jivraj (until 1 March 2021)

Professor G Marcato (from 1 January 2021)

Professor K Akrivou (from 9 February 2022)

Registered & Principal office

University of Reading

PO Box 217

Whiteknights House (G11)

Whiteknights

Reading

Berkshire

RG6 6AH

Charity registered number

1092627

Company registered number

04347140

Country of incorporation

United Kingdom

Auditor

Deloitte LLP

3 Victoria Square, Victoria St, St Albans, AL1 3TF

Banker

Barclays Bank plc

90-93 Broad Street, Reading, RG1 2AP

Reading Real Estate Foundation

Trustees' Report

The trustees of Reading Real Estate Foundation ('the charity') present their report and the audited financial statements of the charity for the year ended 31 July 2021. This report also constitutes a Directors' report as required by company law as the charity is a charitable company.

Structure and legal status

The charity is registered with the Charity Commission (since 26 January 2002) and is also a private company limited by guarantee. It was registered on 4 January 2002 in England and is governed by its memorandum and articles of association. The exemptions for small companies have been taken in relation to the strategic and trustees' report. Each member of the charity's liability is limited to £1 in the event of winding up. The sole member is currently the University of Reading ('the University'). The names of the members of the Council of the University can be obtained from its financial statements. Details about the trust are disclosed on page 3.

The trustees, who are also directors for company law purposes, are listed on page 3. As set out in the articles of association, new trustees may be appointed by an ordinary resolution of members or by a decision of the trustees. They have no fixed term of appointment. They receive a copy of 'The Essential Trustee: What you need to know' and receive a copy of the charity's memorandum and articles of association. The University has the right to nominate a majority of the trustees. None of the trustees held any disclosable interest in the charity.

Objectives and aims

The objective of the charity is the advancement of education in the art and science of real estate at the University.

The aims of the charity are:

- to strengthen the links between the Department of Real Estate and Planning at the University and the Real Estate industry through an active and engaged alumni community;
- to support the department and the industry in widening participation to Real Estate programmes;
- to help support and develop the quality of real estate education at the University; and
- to help maintain the position of the University as a centre of excellence for real estate education and research and to raise awareness of this worldwide.

The strategic approach to achieving these aims is led by the Board of Trustees made up of representatives from the real estate industry, Henley Business School and the University of Reading. Through close collaboration with the Department of Real Estate & Planning and through the Board of Trustees' subcommittees, which are run by volunteers who are leaders in the industry, the charity develops and delivers activities that serve the purpose of enhancing education and research and strengthening links with the industry.

Reading Real Estate Foundation

Trustees' Report (continued)

Operation of the charity

The Board of Trustees meets three times per year to oversee the running of the charity. The Management Group meet more regularly to conduct the business of the charity. The Management Group comprises the Executive Director (although not a formally appointed company director), Jean-Pierre Choulet, who has general oversight of the charity and Kerry Johnston who leads the charity on a day-to-day basis.

A budget is set for each academic year setting out the income and expenditure targets for the charity, including specific targets for certain projects. The income budget is broken down by type of income (i.e., fundraising and events), whilst the expenditure budget includes specific targets for areas such as bursaries & awards, student activities, research and academic support and events. These targets are presented to the Board of Trustees at the start of the academic year with progress updates provided at each meeting.

The Management Group meets regularly to:

- monitor income, expenditure and targets for the year;
- ensure that best practice guidelines are achieved as agreed by the Board of Trustees; and
- ensure that Charity Commission standards are complied with.

The Management Group keeps overheads and expenses not directly related to a particular event or educational activity to a minimum.

Policy for awarding grants, scholarships and bursaries

The charity awards grants, scholarships and bursaries to students of the Department of Real Estate and Planning at the University. The Disbursement Committee meets at least twice a year to review applications and to award funds. Applications are carefully reviewed according to agreed guidelines. Awards adhere to levels for each individual; agreed with the Board of Trustees. In academic year 2020/21 the Committee was chaired by Cathy Hughes until 1 January 2021, when she was replaced by Gianluca Marcato (Head of Department for Real Estate & Planning, Henley Business School, and RREF Trustee), and key staff from the Department of Real Estate & Planning.

Political donations

The charity made no political donations in the current or previous year.

Sources of funding

The charity receives funding from corporate sponsors and patrons as well as individual donors including alumni. It also generates income from fundraising events.

Review of activities and financial performance

The charity recorded net income of £153,927 for the year to 31 July 2021 (2020: net income of £18,445).

Reading Real Estate Foundation

Trustees' Report (continued)

Total income for the year was £638,642 (2020: £592,951) which included a donation of £114,507 from the University (£100,982 in respect of staff salaries and £13,525 in respect of rent).

Income from grants and donations increased by £50,073. This is primarily due to an increase in Pathways to Property income which totalled £312,119 (2020: £272,600).

However, continued difficult trading conditions in the Real Estate industry did not allow for a growth in financial support in other areas. This is an area the Management Group has under review, with plans in place to revise expenditure/commitments as appropriate.

Activities for generating funds, such as events, raised £365 (2020: £840), as restrictions on face-to-face activities because of COVID-19 prevented a number of events from taking place.

Total expenditure for the year was £484,715 compared to £574,506 in 2020, due mainly to a decrease in awards, grants and bursaries to £100,295 (2020: £135,931) and a decrease in the expenditure associated with student activities by £16,578.

To further the objectives of the charity as outlined on page 4, the charity continued to deliver on key initiatives such as the Mentoring Programme with support from alumni and professionals in the real estate and planning industry. The charity also continued to support activities such as Mock Assessment Days, alongside the annual Real Estate and Planning Careers Fair and evening lecture series. This has contributed to the continuing development of the curriculum and the ongoing ability of the University to produce highly employable Real Estate and Planning graduates. During the year, the charity continued to support an initiative focused on resilience to support students in the area of mental health.

The charity continues to build on the successful Pathways to Property project, now in its eighth year, in partnership with over 20 other real estate firms, with the objective of widening access to the Real Estate industry and raising awareness of Real Estate as a profession and subject of study. In July 2021, 103 students (2020: 97 students) participated in the eighth Pathways to Property Summer School. This year, due to the restrictions in place, the event was held online with content spanning 3 days, and including taster lectures, virtual site visits, careers advice and university life sessions as well as a group project.

Financial position and reserves

The charity had net current assets of £1,252,355 at 31 July 2021 (2020: £1,098,428). The amount owed to the charity by the University at 31 July 2021 was £1,284,209 (2020: £1,110,923).

The trustees aim to retain a reserve for committed costs, such as the ongoing provision of bursaries and awards, and for protection against fluctuations in income. A period of twelve months has been adopted as an appropriate minimum level of reserves.

The total reserves of the charity at 31 July 2021 were £1,252,355 (2020: £1,098,428). This included restricted funds of £864,105 (2020: £736,977) in respect of Pathways to Property, the George Fiennes Bursary and other restricted donations. Unrestricted funds totalled £388,250 (2020: £361,451).

Reading Real Estate Foundation

Trustees' Report (continued)

Public benefit

The trustees of the charity have due regard to the Charity Commission's public benefit guidance. All charities must have charitable purposes and apply them for the public benefit. The charity's core charitable purpose is to support and develop the quality of real estate education and research at the University. Key activities in the year to ensure the delivery of core objectives included:

- the provision of bursaries to students in financial need and grants to students suffering hardship;
- events to strengthen the link between industry and the Department of Real Estate and Planning;
- organising seminars and a series of evening lectures in which industry speakers gave students insight into the real estate industry and prevailing market issues;
- expanding the membership of the charity's mentoring scheme network through which members are encouraged to offer expert advice and guidance to students;
- raising awareness of real estate as a profession to a wider audience of school and college pupils in state schools.

Fundraising

The charity has a fundraising strategy aimed at delivering its fundraising targets through different streams of income, mainly corporate fundraising and individual fundraising. Funds raised during the year (excluding donations from the University) totalled £522,979 against a target of £496,728 and the previous year's total of £492,844.

Fundraising activities are carried out by professional fundraisers within the charity and by volunteers managed by the charity. No commercial participators are engaged. The charity does not undertake any mass fundraising activities aimed at the general public. Individuals approached for fundraising purposes are typically already engaged with the charity and are under no undue pressure to donate. During the year 461 volunteers assisted the charity in its fundraising and mentoring efforts by providing generally several hours of service each.

The individual heading the charity's fundraising function, under the management of the charity's Executive Director, is a member of the Institute of Fundraising and holds a Certificate in Fundraising awarded by the Institute of Fundraising.

The internal fundraising function of the charity is under the management of the charity's Executive Director. The Executive Director is also a member of the Development Committee, a body comprising volunteer fundraisers, chaired by one of the charity's trustees.

No complaints were received by the charity in respect of fundraising during the year.

Reading Real Estate Foundation
Trustees' Report (continued)

Risk management

The trustees give due consideration to the major risks to which the charity is exposed, in particular those related to operations and finances. The trustees are satisfied that systems are in place to mitigate exposure to the major risks.

The loss of funding from major corporate patrons is the main risk which would reduce the charity's income. To alleviate this risk, the charity continually uses the alumni sub-boards and committees to drive activities forward and to recruit supporters and sponsors. The charity continues to improve the events and activities that it organises in order to continue drawing in funding, and sponsorships.

Plans for future periods

The charity plans to continue with the current student initiatives and bursary funding. Alongside this, the management team is currently identifying potential areas of future support and funding in the areas of teaching & learning, research initiatives and international opportunities for students.

The Pathways to Property Project Board is currently reviewing project activity with a view to expanding the reach of the project. A focus for the project is to increase the number of students going on to study or work in property after attending the summer school, and to develop a community of students who have been through the programme in order that they may support each other as they enter the industry.

More broadly, the charity is developing opportunities to engage with smaller organisations and start-ups, both financially and through volunteering, in order to ensure it can adapt its activities and stay relevant to a changing industry.

Reading Real Estate Foundation
Trustees' Report (continued)

Going Concern

The charity has significant unrestricted reserves accumulated from historical surpluses and it has net current assets. The trustees do not believe that any material uncertainties exist as to the ability of the charity to continue as a going concern for the foreseeable future.

Statement of disclosure of information to auditor

The trustees who held office at the date of approval of this report confirm that, so far as they are each aware, there is no relevant audit information of which the charity's auditor is unaware; and each trustee has taken all the steps that he/she ought to have taken as a trustee to make him/herself aware of any relevant audit information and to establish that the charity's auditor is aware of that information. Pursuant to Section 487 of the Companies Act 2006, the auditor will be deemed to be reappointed and Deloitte LLP will therefore continue in office.

Approved for issue by the Board of Trustees



Samantha Foley
Director and Trustee
29 April 2022

Reading Real Estate Foundation

Statement of trustees' responsibilities

The trustees (who are also directors of Reading Real Estate Foundation for the purposes of company law) are responsible for preparing the Trustees' Annual Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland".

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 judgments 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; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in business.

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.

In so far as the trustees are aware:

- there is no relevant audit information of which the charitable company's auditor is unaware; and
- the trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditor is aware of that information.

Reading Real Estate Foundation

Independent auditor's report to the members of Reading Real Estate Foundation

Report on the audit of the financial statements

Opinion

In our opinion the financial statements of Reading Real Estate Foundation (the 'charitable company'):

- give a true and fair view of the state of the charitable company's affairs as at 31 July 2021 and of its incoming resources and application of resources, including its income and expenditure, 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 Republic of Ireland"; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

We have audited the financial statements which comprise:

- the statement of financial activities;
- the balance sheet; and
- the related notes 1 to 18.

The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (United Kingdom Generally Accepted Accounting Practice).

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the auditor's responsibilities for the audit of the financial statements section of our report.

We are independent of the charitable company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the Financial Reporting Council's (the 'FRC's') Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charitable company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Reading Real Estate Foundation

Independent auditor's report to the members of Reading Real Estate Foundation (continued)

Other information

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information contained within the annual report. 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.

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 course of 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 this gives rise to a material misstatement in the financial statements themselves. 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.

Responsibilities of trustees

As explained more fully in the trustees' responsibilities statement, the trustees (who are also the directors of the charitable company for the purpose of company law) are responsible for the preparation of the financial statements and for being satisfied that they 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 charitable company'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 charitable company or to cease operations, or have no realistic alternative but to do so.

Auditor's 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 an auditor's report 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.

A further description of our responsibilities for the audit of the financial statements is located on the FRC's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Reading Real Estate Foundation

Independent auditor's report to the members of Reading Real Estate Foundation (continued)

Extent to which the audit was considered capable of detecting irregularities, including fraud

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

We considered the nature of the charitable company's industry and its control environment, and reviewed the charitable company's documentation of their policies and procedures relating to fraud and compliance with laws and regulations. We also enquired of management and internal audit about their own identification and assessment of the risks of irregularities.

We obtained an understanding of the legal and regulatory frameworks that the charitable company operates in, and identified the key laws and regulations that:

- had a direct effect on the determination of material amounts and disclosures in the financial statements. These included UK Charities Act and UK Companies Act; and
- do not have a direct effect on the financial statements but compliance with which may be fundamental to the charitable company's ability to operate or to avoid a material penalty.

We discussed among the audit engagement team including relevant internal specialists regarding the opportunities and incentives that may exist within the organisation for fraud and how and where fraud might occur in the financial statements.

As a result of performing the above, we identified the greatest potential for fraud in the following areas, and our specific procedures performed to address it are described below:

- The risk that donation income is incomplete: We tested the completeness of donation income by tracing a cash receipt sample through to where these had been recognised in income during the year.

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

In addition to the above, our procedures to respond to the risks identified included the following:

- reviewing financial statement disclosures by testing to supporting documentation to assess compliance with provisions of relevant laws and regulations described as having a direct effect on the financial statements;
- performing analytical procedures to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud;
- enquiring of management, internal audit and external legal counsel concerning actual and potential litigation and claims, and instances of non-compliance with laws and regulations; and

Reading Real Estate Foundation

Independent auditor's report to the members of Reading Real Estate Foundation (continued)

- reading minutes of meetings of those charged with governance and reviewing internal audit reports.

Report on other legal and regulatory requirements

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the trustees' report, which includes the directors' report prepared for the purposes of company law for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the strategic report and the directors' report included within the trustees' report has been prepared in accordance with applicable legal requirements.

In the light of the knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified any material misstatements in the strategic report or the directors' report included within the trustees' report.

Matters on which we are required to report by exception

Under the Companies Act 2006 we are required to report in respect of the following matters if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the trustees were not entitled to take advantage of the small companies' exemption in preparing the trustees' report and from the requirement to prepare a strategic report.

We have nothing to report in respect of these matters.

Reading Real Estate Foundation

Independent auditor's report to the members of Reading Real Estate Foundation (continued)

Use of our report

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charitable company's members 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 charitable company and the charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.



Ben Sheriff FCA
(Senior statutory auditor)
For and on behalf of Deloitte LLP
Statutory Auditor
St Albans, UK
29 April 2022

Reading Real Estate Foundation

Statement of financial activities (including income and expenditure account)

For the Year ended 31 July 2021

	Note	Unrestricted funds 2021 £	Restricted funds 2021 £	Total funds 2021 £	Total funds 2020 (Note 17) £
Income					
Grants and donations	3	306,322	331,164	637,486	587,413
Charitable activities	4	365	-	365	840
Interest receivable	5	791	-	791	4,698
Total income		307,478	331,164	638,642	592,951
Expenditure					
Raising funds	6	15	-	15	1,211
Charitable activities	7	265,797	190,264	456,061	505,261
Other expenditure	8	14,867	13,772	28,639	68,034
Total expenditure		280,679	204,036	484,715	574,506
Net income and net movement in funds for the year		26,799	127,128	153,927	18,445
Reconciliation of funds:					
Total funds brought forward		361,451	736,977	1,098,428	1,079,983
Total funds carried forward		388,250	864,105	1,252,355	1,098,428

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

The accompanying accounting policies and notes form part of these financial statements.

Reading Real Estate Foundation

Company Number 04347140

Balance sheet as at 31 July 2021

	Note	2021 £	2020 £
Current assets			
Debtors	10	1,307,299	1,124,162
Cash at bank and in hand		4,523	15,743
		1,311,822	1,139,905
Creditors:			
Amounts falling due within one year	11	(59,467)	(41,477)
		1,252,355	1,098,428
Net current assets being total assets less current liabilities, being net assets			
The funds of the charity:			
Restricted income funds	12	864,105	736,977
Unrestricted funds	13	388,250	361,451
		1,252,355	1,098,428
Total charity funds			

The accompanying accounting policies and notes form part of these financial statements.

The financial statements on pages 16 to 28 were approved by the Board of Trustees and signed on its behalf by:



Samantha Foley
Director and Trustee
29 April 2022

Reading Real Estate Foundation

Notes to the financial statements

1. Accounting policies

The financial statements 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* (Charities SORP (FRS 102)) effective from 1 January 2019, *the Financial Reporting Standard applicable in the UK and Republic of Ireland* (FRS 102) and the *Companies Act 2006*.

The charity meets the definition of a public benefit entity under FRS 102, is incorporated in England and Wales as a company limited by guarantee not having a share capital. There are currently thirteen Trustees. The sole member of the company is the University. Each member's liability in the event of winding up is limited to £1. The charity is a registered charity. The registered office is given on page 3.

Assets and liabilities are initially recognised at historical cost or transaction value. The financial statements have been prepared on the going concern basis which the trustees believe to be appropriate.

A summary of the primary accounting policies is set out below:

a. Income

Income is recognised when the charity is entitled to the funds, any performance conditions attached to the item(s) of income have been met, it is probable that the income will be received, and the amount can be measured reliably.

Grant income is recognised when the charity is entitled to the funds and any performance-related conditions have been met. Income received in advance of performance-related conditions is deferred on the balance sheet and released in line with such conditions being met.

Donation income is a type of non-exchange transaction without performance-related conditions. Donations are recognised as income when the charity is entitled to the funds. Where donations have donor-imposed restrictions, they are recognised as income when the charity is entitled to the funds and the income is retained within a restricted reserve until such time as it is utilised in line with the restrictions. The charity takes an exemption from providing the names of grant recipients, and the amounts of such grants, during the lifetime of the settlor who donated the funds from which the grants are paid, or during the lifetime of any spouse or civil partner of the settlor.

Donated professional services and donated facilities are recognised as income when the charity has control over the item, any conditions associated with the donated item have been met, the receipt of economic benefit from the use by the charity of the item is probable and that economic benefit can be measured reliably. On receipt, donated professional services and donated facilities are recognised on the basis of the value of the gift to the charity which is the amount the charity would have been willing to pay to obtain services or facilities of equivalent economic benefit on the open market. A corresponding amount is then recognised in expenditure in the period of receipt. In accordance with the Charities SORP (FRS 102), time given by volunteers is not recognised as income.

Reading Real Estate Foundation

Notes to the financial statements (continued)

1. Accounting policies (continued)

Income received in advance for specific events is deferred until the time of the event.

Interest receivable is credited to the statement of financial activities on a receivable basis.

b. Expenditure

Expenditure is recognised once there is a legal or constructive obligation to make a payment to a third party, it is probable that settlement will be required, and the amount of the obligation can be measured reliably.

Where possible, expenditure is allocated to the fundraising or charitable activity to which it relates. Staff costs are included within expenditure on charitable activities since most of their time is spent on these activities. Other support costs which assist the work of the charity but do not directly relate to identifiable charitable activities are classified as other expenditure.

Short-term employment benefits such as salaries and compensated absences are recognised as an expense in the period in which the employees render service to the charity. Any unused benefits are accrued and measured as the additional amount the charity expects to pay as a result of the unused entitlement.

Contributions to defined contribution pension schemes are recognised as an expense in the period during which services are rendered by employees. Differences between contributions payable in the year and contributions actually paid are shown as accruals in the balance sheet.

Other long-term employee benefits are measured at the present value of the benefit obligation at the reporting date.

c. Tax

The charity is considered to pass the tests set out in Paragraph 1 of Schedule 6 of the Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes. Accordingly, the charity is potentially exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3 of Part 11 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

The charity is partially exempt in respect of Value Added Tax, so that it can only recover a minor element of VAT charged on its inputs. Irrecoverable VAT on inputs is included in the costs of such inputs.

Reading Real Estate Foundation

Notes to the financial statements (continued)

1. Accounting policies (continued)

d. Fund accounting

Unrestricted funds are funds which are available to spend on activities that further the objectives of the charity. Designated funds are unrestricted funds of the charity which the trustees have decided at their discretion to set aside to use for a specific purpose. Restricted funds are funds which are to be used in accordance with specific restrictions imposed by either the donor or by the terms of an appeal for funds. The costs of raising and administering such funds are charged against the specific fund.

e. Financial instruments

Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due. Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account. 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 after allowing for any trade discounts due.

f. Liabilities

A liability is recognised where the charity has a present obligation to act or perform in a particular way. The obligation may be either a legal obligation or a constructive obligation. Where there is uncertainty over the amount or timing of a liability, it is classified as a provision. All other liabilities are classified as creditors.

2. Critical accounting judgements and key sources of estimation uncertainty

In preparing financial statements, judgements have to be made in determining the most appropriate methods of applying the charity's accounting policies to the economic transactions which arise during the year. It is also necessary to make assumptions about the future in determining the values of assets and liabilities at the balance sheet date. The trustees believe there are no areas where critical accounting judgements are required and there are no areas of estimation uncertainty.

Reading Real Estate Foundation

Notes to the financial statements (continued)

3. Income from grants and donations

	Unrestricted funds 2021 £	Restricted funds 2021 £	Total funds 2021 £
Corporate gifts	45,152	-	45,152
Pathways to Property	-	312,119	312,119
George Fiennes bursaries	-	12,500	12,500
P Byrne Fund	-	295	295
David Robins Town & Country Planning Research Fund	-	6,250	6,250
Donations from the University	114,507	-	114,507
Other donations	129,960	-	129,960
Awards and grant contributions	1,500	-	1,500
Other income	15,203	-	15,203
	306,322	331,164	637,486

	Unrestricted funds 2020 £	Restricted funds 2020 £	Total funds 2020 £
Corporate gifts	45,000	-	45,000
Pathways to Property	-	272,600	272,600
George Fiennes bursaries	-	15,000	15,000
P Byrne Fund	-	405	405
REP Innovation Fund	-	7,031	7,031
Donations from the University	94,569	-	94,569
Other donations	133,891	-	133,891
Awards and grant contributions	2,500	-	2,500
Other income	16,417	-	16,417
	292,377	295,036	587,413

Income from grants and donations includes restricted income in relation to the Pathways to Property initiative, the REP Innovation Fund and other donations. More information on these is provided in note 12. The charity has not received any government grants (2020: nil).

The charity benefits greatly from the involvement and support of its volunteers. In accordance with the Charities SORP (FRS 102), the economic contribution of general volunteers is not recognised in the financial statements.

Reading Real Estate Foundation

Notes to the financial statements (continued)

4. Income from charitable activities

	Unrestricted funds 2021 £	Unrestricted funds 2020 £
Breakfast forums	365	840
	<u>365</u>	<u>840</u>

The RREF Annual (Gala) Dinner did not take place in 2020/21 or 2019/20.

5. Interest receivable

	Unrestricted funds 2021 £	Unrestricted funds 2020 £
Interest received from the University	791	4,698

The charity operates a pooled banking arrangement with the University and receives interest on the funds held on its behalf by the University. The interest rate is based on the return achieved by the University on short-term deposits.

6. Expenditure on raising funds

	Unrestricted funds 2021 £	Unrestricted funds 2020 £
Breakfast forums	15	16
Stewardship	-	1,195
	<u>15</u>	<u>1,211</u>

Due to COVID-19 restrictions no face-to-face event activity took place in 2020/21

Reading Real Estate Foundation

Notes to the financial statements (continued)

7. Expenditure on charitable activities

	Unrestricted funds 2021 £	Restricted funds 2021 £	Total funds 2021 £
Grant awards and bursaries to individuals	100,295	-	100,295
Student and graduate events	1,669	-	1,669
Research funding	10,949	-	10,949
Pathways to Property	-	72,314	72,314
George Fiennes bursaries	-	15,004	15,004
P Byrne Fund	-	1,506	1,506
David Robins Town & Country Planning Research Fund	-	3,695	3,695
Pathways to Property staff costs	-	97,745	97,745
Staff costs	152,884	-	152,884
Other	-	-	-
	<u>265,797</u>	<u>190,264</u>	<u>456,061</u>

	Unrestricted funds 2020 £	Restricted funds 2020 £	Total funds 2020 £
Grant awards and bursaries to individuals	135,931	-	135,931
Student and graduate events	18,247	-	18,247
Research funding	510	-	510
Pathways to Property	-	80,089	80,089
George Fiennes bursaries	-	30,000	30,000
P Byrne Fund	-	2,006	2,006
David Robins Town & Country Planning Research Fund	-	9,244	9,244
Pathways to Property staff costs	-	83,506	83,506
Staff costs	138,423	-	138,423
Other	7,305	-	7,305
	<u>300,416</u>	<u>204,845</u>	<u>505,261</u>

Grant awards and bursaries to students in financial need are a key part of the activities of the charity and aim to widen access to learning and research in real estate and planning at the University.

The support and governance costs of the Charity are borne by the University, and it is not practical to allocate these costs across the activities of the Charity.

Reading Real Estate Foundation

Notes to the financial statements (continued)

8. Other expenditure

	Total funds 2021 £	Total funds 2020 £
Finance charge from the University	22,219	34,560
Auditor's remuneration – auditing of financial statements	2,760	2,760
Rental charge	13,525	13,525
Other	(9,865)	17,189
	<u>28,639</u>	<u>68,034</u>

9. Analysis of staff costs, trustee remuneration and expenses, and the cost of key management personnel

	2021 £	2020 £
<i>Staff costs</i>		
Salaries and wages	201,575	179,197
Social security costs	19,176	15,534
Pension costs	29,878	27,198
	<u>250,629</u>	<u>221,929</u>

No employees had employee benefits in excess of £60,000 (2020: nil employees). The staff costs disclosed relate to staff who have worked for the charity but have employment contracts with the University of Reading who are a related party.

The monthly average staff headcount was 8 (2020: 7).

The trustees were not paid and did not receive any other benefits from employment with the charity in the year (2020: £nil) and neither were they reimbursed expenses during the year (2020: £nil). No trustee received payment for professional or other services supplied to the charity (2020: £nil). The trustees are considered to be the key management personnel of the charity.

10. Debtors

	2021 £	2020 £
Trade debtors	23,089	13,239
Amounts due from the University	1,284,210	1,110,923
	<u>1,307,299</u>	<u>1,124,162</u>

All debtors are due within one year. The amounts due from the University are repayable on demand and attract interest at the rate the University obtains for short term deposits.

Reading Real Estate Foundation

Notes to the financial statements (continued)

11. Creditors: Amounts falling due within one year

	2021	2020
	£	£
Trade creditors	-	-
Taxation and social security	100	2,019
Accrued expenditure	59,367	32,958
Deferred income	-	6,500
	<u>59,467</u>	<u>41,477</u>

The movements in deferred income during the period were as follows:

	2021	2020
	£	£
At 1 August	6,500	10,000
Utilised	(6,500)	(10,000)
Income received in advance	-	6,500
At 31 July	<u>-</u>	<u>6,500</u>

Both the prior year and current year balances relate to donations received.

12. Analysis of movements in restricted funds

	Balance at 1 August 2020	Incoming resources	Resources expended	Balance at 31 July 2021
	£	£	£	£
Pathways to Property	637,998	312,119	(164,396)	785,721
George Fiennes Bursary	16,325	12,500	(15,004)	13,821
REP Innovation Fund	50,586	-	(18,006)	32,580
David Robins Town & Country	26,159	6,250	(5,124)	27,285
Other Funds	5,909	295	(1,506)	4,698
	<u>736,977</u>	<u>331,164</u>	<u>(204,036)</u>	<u>864,105</u>

	Balance at 1 August 2019	Incoming resources	Resources expended	Balance at 31 July 2020
	£	£	£	£
Pathways to Property	533,052	272,600	(167,654)	637,998
George Fiennes Bursary	31,325	15,000	(30,000)	16,325
REP Innovation Fund	43,555	7,031	-	50,586
David Robins Town & Country	48,856	-	(22,697)	26,159
Other Funds	7,510	405	(2,006)	5,909
	<u>664,298</u>	<u>295,036</u>	<u>(222,357)</u>	<u>736,977</u>

Reading Real Estate Foundation

Notes to the financial statements (continued)

12. Analysis of movements in restricted funds (continued)

Pathways to Property is an initiative which aims to encourage Year 12 students in UK state schools and colleges to find out more about a career in the property sector. The initiative is supported by many leading organisations in the Real Estate industry including British Land, Landsec and SEGRO, The Sutton Trust and other charitable trusts.

The George Fiennes Bursary is used to recognise academic excellence and provide support for Real Estate & Planning students.

The REP Innovation Fund has been set up to foster innovation in teaching & learning and research in Real Estate at Henley Business School, University of Reading.

The David Robins Town and Country Planning Research Fund has been set up in the memory of alumnus David Robins, to support the development of outstanding research in Town and Country Planning at the School of Real Estate & Planning, Henley Business School, University of Reading.

13. Analysis of movements in unrestricted funds

	Balance at 1 August 2020 £	Incoming resources £	Resources expended £	Balance at 31 July 2021 £
General fund	361,451	307,477	(280,678)	388,250
	361,451	307,477	(280,678)	388,250

	Balance at 1 August 2019 £	Incoming resources £	Resources expended £	Balance at 31 July 2020 £
General fund	415,685	297,915	(352,149)	361,451
	415,685	297,915	(352,149)	361,451

Reading Real Estate Foundation

Notes to the financial statements (continued)

14. Analysis of net assets between funds

	General funds 2021 £	Restricted funds 2021 £	Total 2021 £
Current assets	432,071	879,751	1,311,822
Creditors due within one year	(43,821)	(15,646)	(59,467)
	<u>388,250</u>	<u>864,105</u>	<u>1,252,355</u>

	General funds 2020 £	Restricted funds 2020 £	Total 2020 £
Current assets	397,471	742,434	1,139,905
Creditors due within one year	(36,020)	(5,457)	(41,477)
	<u>361,451</u>	<u>736,977</u>	<u>1,098,428</u>

15. Ultimate parent undertaking

These financial statements have been presented in respect of an individual company, Reading Real Estate Foundation, a wholly owned subsidiary undertaking of the University of Reading. The smallest and largest group to consolidate these results is the University of Reading. Control can be exercised by the University of Reading as it has the power to appoint and remove Trustees. The consolidated financial statements of the University of Reading can be obtained from the University of Reading, PO Box 217, Whiteknights, Reading, RG6 6AH, which is the registered office address, or on the University's website.

Since the company meets the definition of a qualifying entity under FRS 102 and is included in the consolidated financial statements of the University, the company has taken certain disclosure exemptions available under FRS 102 including:

- Exemption from presenting a statement of cash flows
- Exemption from disclosing key management personnel compensation
- Exemption from disclosing transactions entered into with the University and its wholly owned subsidiaries
- Exemptions from financial instrument disclosures

16. Related party transactions

The charity has taken advantage of the exemption available under paragraph 33.1a of the provisions of FRS 102 Related Party Disclosures, on the grounds that it is a wholly owned subsidiary of a group headed by the University of Reading, whose financial statements are publicly available.

Reading Real Estate Foundation

Notes to the financial statements (continued)

17. Statement of financial activities for the previous year

	Unrestricted funds 2020 £	Restricted funds 2020 £	Total funds 2020 £
Income			
Grants and donations	292,377	295,036	587,413
Charitable activities	840	-	840
Interest receivable	4,698	-	4,698
Total income	297,915	295,036	592,951
Expenditure			
Raising funds	1,211	-	1,211
Charitable activities	300,416	204,845	505,261
Other expenditure	50,522	17,512	68,034
Total expenditure	352,149	222,357	574,506
Net (expenditure)/income and net movement in funds for the year	(54,234)	72,679	18,445
Reconciliation of funds:			
Total funds brought forward	415,685	664,298	1,079,983
Total funds carried forward	361,451	736,977	1,098,428

18. Post balance sheet events

There have been no significant post balance sheet events.