



For Surgical Training  
& Research

Charity registration no: 1129348  
Company registration No: 03445616

**NORTHWICK PARK INSTITUTE FOR MEDICAL RESEARCH  
(Trading as THE GRIFFIN INSTITUTE)**

**ANNUAL REPORT AND FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2023**



## THE GRIFFIN INSTITUTE

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**THE GRIFFIN INSTITUTE  
LEGAL AND ADMINISTRATIVE INFORMATION**

<b>Honorary President</b>	John Griffin
<b>Trustees</b>	Professor Robin Kennedy MS FRCS – Chair Mr Bruce Mauleverer KC FCI Arb MA – Vice Chair Ms Kate Forster Chartered FCIPD Professor Anthony Goldstone CBE FRCP Professor Gavin Jell MSc PhD PG Cert Ed Mr Mark (Bertie) Leigh FRCA and FRCPCH FRCOG ad eundem Mr Hugo Robinson MA FCA - Treasurer
<b>Company number</b>	03445616
<b>Charity number</b>	1129348
<b>Principal address and registered office</b>	Northwick Park and St Mark's Hospitals Y Block Watford Road Harrow HA1 3UJ
<b>Auditor</b>	Knox Cropper LLP 65/68 Leadenhall Street London EC3A 2AD
<b>Bankers</b>	Lloyds Bank PLC 286-288 Station Road Harrow HA1 2EB
<b>Solicitors</b>	Bates Wells 10 Queen Street Place London EC4R 1BE



## THE GRIFFIN INSTITUTE TRUSTEES REPORT FOR THE YEAR ENDED 31 MARCH 2023

### OUR VISION AND MISSION

The Griffin Institute (TGI) for Surgical Training and Research is a leading charity.

We possess nearly 30 years of experience, converting the best in surgical training and medical research into genuine successes which transform patient care.

Our mission is to improve patient safety and outcomes by:

- Providing bespoke training in robotic surgery and other advanced minimally invasive surgical (MIS) techniques in state-of-the-art facilities
- Supporting translational and innovative research that advances patient health
- Delivering high-quality and novel preclinical studies.

We aim to deliver our mission through:

Delivering High Quality Surgical and Clinical Education	Pioneering Research & Development (R&D):	Creating a Preclinical Research Hub and Centre of Excellence
<ul style="list-style-type: none"><li>• Providing advanced training to British surgeons enabling them to remain at the forefront of surgical skills development</li><li>• Human Cadaver training to complement our teaching resources</li><li>• To be a leading Robotic and MIS training centre that not only promotes advanced training but contributes to assessment and accreditation by working with training bodies.</li></ul>	<ul style="list-style-type: none"><li>• Developing a novel wound-healing portfolio</li><li>• Creating functional tissues/organs</li><li>• Improving the quality of life for sufferers of gut disorders</li><li>• Advancing the study of Diabetic Foot Ulcers (DFUs)</li></ul>	<ul style="list-style-type: none"><li>• A preclinical facility and scientific surgical expertise</li><li>• Customised in vitro analysis to complement preclinical experimentation</li><li>• Creative collaborations between Academics, NHS Trusts, SMEs, and commercial partners.</li></ul>



## THE GRIFFIN INSTITUTE TRUSTEES REPORT FOR THE YEAR ENDED 31 MARCH 2023

### ACHIEVEMENTS AND PERFORMANCE

#### Summary of the year:

- The year 2022/2023 ended with The Griffin Institute being in a far better situation than formerly
- The number of surgeons attending courses rose, following the cessation of COVID-19 restrictions, and the Institute trained 865 surgeons across 27 specialities, including over 350 in robotic surgery
- Fundraising commenced for a new Surgical Training Theatre, which will enable The Griffin Institute to meet the ever-increasing requests it is receiving for its Robotic and other MIS training
- We received funding from Olympus to repatriate their Flexible Endoscopy training from Europe to TGI, and received an advance of £240k towards future training activities
- We have progressed our work in Wound Healing and in creating functional tissue in the laboratory
- The R&D Tax Credit application relating to 2020/21 was submitted to HMRC and the application for 2021/22 will be submitted by the end of the financial year 2023/24
- We continue to retain a good relationship with our landlord, London North West University Hospitals NHS Trust (the Trust) and have together worked on an agreement for a payment plan for rent arrears and for rent going forward, for the next ten years
- A staff restructuring which made savings of approximately £23k per month was implemented, with some positions being made redundant and other vacant positions not being filled
- This cost saving enabled us to clear historical creditors going back to 2020
- The restructuring and the reduction in staff did not lead to a reduction in income. Opportunities for promotion were offered to existing staff as a result of the resignations, and these were welcomed
- We looked at modernising and changing our IT support to include cybersecurity support and the internet and this will be implemented during the Financial Year 2023/24, with a saving of approximately £12k per annum
- As mentioned in last year's report, the new Chief Executive, Dr Vasiliki Kiparoglou, commenced her duties on 16 January 2023
- The Chief Executive has made connections with a number of charitable trusts, surgical training and research institutions, to discuss opportunities for collaborations and partnerships, including Imperial College, UCL (WEISS Centre) and Brunel University and together with TGI's Director of Training, Professor Nader Francis, will be visiting The Wilson Centre in Toronto during the Financial Year 2022/23.



## THE GRIFFIN INSTITUTE TRUSTEES REPORT FOR THE YEAR ENDED 31 MARCH 2023

### THE GRIFFIN INSTITUTE'S EXPERIENCE & FACILITIES

#### Surgical Training:

##### A Wealth of Experience:

- Members of surgical staff who possess UK Home Office Licences /competencies
- A team of anaesthetists, technicians, and other surgical staff
- Our training capacity has increased eight-fold in the last four years.

##### State-of-The-Art Facilities:

- High-fidelity models
- Imaging Theatre (CT Scanner and CT arm)
- Preparation & Operating Rooms x 4:
  - Laparoscopic Training Theatre
  - Robotic Training Theatre
  - 2 General Purpose Theatres



#### Research & Development:

##### A Wealth of Experience:

- In the last 5 years to date we have undertaken 160+ research studies
- An experienced team of researchers.

##### State-of-The-Art Facilities:

- Laboratories: Microscopic Laboratory
- Cell Culture and Tissue Engineering
- Molecular Laboratory
- Immunohistochemistry Laboratory
- Histology Laboratory
- AM (Assay) and Biomaterial Laboratory





## THE GRIFFIN INSTITUTE TRUSTEES REPORT FOR THE YEAR ENDED 31 MARCH 2023

### TRAINING

- During the year 2022/2023 we negotiated and signed educational contracts with Ethicon J&J, Olympus and East Surrey North Essex NHS Foundation Trust. In addition, our training agreement with Intuitive Surgical was enhanced to include a wider range of educational opportunities
- Our relationship with University College London was further developed to increase the number of students participating in undergraduate and postgraduate surgical training at TGI. A new initiative was created to provide an overview of robotic surgery for bioengineering students at this institution
- Following a long break due to the Covid Pandemic, we were delighted to welcome back Cook Medical and Creo Medical to resume their intensive hands-on training at our centre
- This period has seen us greatly expand the number of MIS training courses using donated human cadaveric specimens; including colorectal resections, hysterectomy and pelvic exenteration. We have also developed several new cadaveric training courses including abdominal wall reconstruction, free flaps for reconstructive surgery and surgical management of craniofacial trauma
- Another new initiative in this reporting period has been a series of *in-vivo* training courses for emergency trauma surgery. This has enabled us to provide unique and invaluable hands-on training in the management of bleeding for trauma surgeons. We were also glad to facilitate an educational video production on this topic in collaboration with a team of transplant surgeons from Belfast
- We have also created a number of bespoke, synthetic training models for various educational initiatives, including diagnostic laparoscopy, myomectomy and basic flexible endoscopy skills
- In addition, we have been delighted to facilitate specialist webinars with expert surgical demonstrations in partnership with Medtronic. This has resulted in a wider audience becoming aware of the excellent facilities available at TGI, with follow up hands-on courses created for in person attendance
- Finally, the educational research team continued to deliver high academic output in terms of over **30 presentations** to national and international conferences with **over 20 accepted manuscripts, including 7 for the ongoing projects of the PhD students** at TGI.

### Training Partners:





## THE GRIFFIN INSTITUTE TRUSTEES REPORT FOR THE YEAR ENDED 31 MARCH 2023

### RESEARCH & DEVELOPMENT

- The R&D team comprises skilled professionals with expertise in various aspects of Research and Development. Their combined knowledge and skills drive innovation and ensure that the projects meet high scientific standards

- We developed a new technique for Type 1 Diabetes (T1D) by utilising chicken embryos as a model.

This approach may offer more ethical advantages by using early-stage embryos, potentially reducing the need for mature animal testing and associated suffering. The method is in line with the 3Rs of animal research: Replace, Reduce, and Refine, by potentially replacing mammals with embryos, reducing the number of embryos needed due to consistent results, and refining the process to minimise harm

This new model could notably advance the study of Diabetic Foot Ulcers (DFUs) by facilitating a deeper understanding of DFUs, improving treatment testing, and helping in the early detection of disease markers

- Development of Dermal Paste for non-healing wounds. Wounds were created and tested in the presence and absence of autologous fibrin-enriched decellularised allogeneic dermal powder

This project is ongoing and will proceed to GLP (Good Laboratory Practice) stage in 2023/24

- Reconstruction of Small Intestine for Treating Intestinal Failure using Tissue Engineering Techniques for future clinical human transplantation. This project is ongoing.

#### Publications:

- 1) Functionalized Metallic Nanoparticles: Theranostic Applications [10.1007/978-981-99-0538-6\\_5](https://doi.org/10.1007/978-981-99-0538-6_5)
- 2) Recent advances in drug delivery systems for glaucoma treatment [10.1016/j.mtnano.2022.100178](https://doi.org/10.1016/j.mtnano.2022.100178)
- 3) Inclusion of calcium phosphate does not further improve in vitro and in vivo osteogenesis in a novel, highly biocompatible, mechanically stable and 3D printable polymer [10.1038/s41598-022-21013-w](https://doi.org/10.1038/s41598-022-21013-w)

#### Recently Finished MSc Projects:

- 1) Development of a Novel Method to Visualise and Quantify Neo-Vasculature in 3D
- 2) Development of a Novel Cell-free Scaffold for Tissue Engineering
- 3) Engineering of a Novel Osteotendinous Junction (OTJ) Scaffold for Transplantation
- 4) Can Fibrin Enriched Dermal Paste Enhance Wound Healing?



## THE GRIFFIN INSTITUTE TRUSTEES REPORT FOR THE YEAR ENDED 31 MARCH 2023

### PRECLINICAL RESEARCH

- Our scientific and research team provides high-quality studies to propel research, through the most appropriate models, into the marketplace
- We provide a full, comprehensive, and bespoke service tailored to specific requirements with all our surgical facilities and laboratories. We hold a Human Tissue Act Authority research licence

During the period 1 April 2022 to 31 March 2023 we supported the following research projects:

- In vivo taste assessment of pharmaceutical compounds using a brief access taste aversion (BATA) model
- Testing a meniscus replacement for the knee joint aimed at restoring knee biomechanics and providing a smooth surface for articulation (in vivo ovine)
- The evaluation of a chemotherapy delivery device capable for local administration of chemotherapy
- The evaluation of the diagnostic and surgical guidance potential of a novel dual-modality photoacoustic endoscope (in vivo porcine)
- Evaluation of a novel, trans-nasal approach for neurosurgery (using human cadaveric specimens)
- Early-stage development of a novel robotic laser device for ENT surgery (human cadaveric research)
- Evaluation of a novel approach for preparation of flaps for facial reconstruction (human cadaveric research)
- Testing a novel scaffold to promote oesophageal repair
- Pilot studies on the use of a novel tibial implant coating to reduce infection
- Evaluation of a novel haemostasis agent for liver surgery
- Testing a novel pacemaker
- In vivo assessment of a novel blood flow sensor to monitor tissue ischaemia
- Evaluation of a magnetic blood filter
- Intranasal dosing studies for nanoparticle drug delivery
- Testing new robotic technology for biliary surgery and hysterectomy
- Evaluation of a novel high intensity focused ultrasound device
- Biocompatibility testing of treated suture materials to reduce infection.
- Testing a novel approach for ophthalmic surgery.

We continue to operate some projects under GLP, licenced by the MHRA and retain our certification.



## THE GRIFFIN INSTITUTE TRUSTEES REPORT FOR THE YEAR ENDED 31 MARCH 2023

### STAFFING

We wish to attract, develop, and retain the best people supported by strong leadership. We work to ensure that our team of technicians, surgeons, scientists and researchers possess excellent skills within their sector. In January 2023, Alison Rosen our Chief Executive left us and was replaced by Dr Vasiliki Kiparoglou.

### VOLUNTEERS

We continued to provide work experience to a number of students/interns. Professor Colin Green, Emeritus Scientific Director, continues to give us time and advice and we rely heavily on the Trustees to steer our direction.

### PREMISES

As we have previously reported we occupy space under a 20-year lease, with the Trust being our Landlords. We have agreed with the Trust that, on review, the lease is too onerous as regards the rental increase mechanism, considering the economic challenges since 2020 and for the immediate future. We have agreed with the Trust to review the terms of the lease with the specific aim of reducing the annual; rent and ensuring that the service charges are an accurate reflection of the costs incurred. We, and the Trust, acknowledge that there are significant arrears of rent and service charges and are awaiting a payment plan with the Trust to allow for the phasing of arrears.

The Trust has given assurances that they will continue to be supportive of the Institute and that they have no intention to enforce repayment of rent and service charge arrears if funds are not available to the Institute before April 2024.

### FUNDRAISING ACTIVITIES

The Fundraising Officer raised £214,450 in grants from charitable trusts/foundations:  
Unrestricted: £8,750  
Restricted: £205,700

Elaine Abrahams also worked on preparing fundraising collateral, including proposals, PowerPoints, reports, newsletters, and presentations.

#### London Bridges Walk 2022:

This took place on Sunday, 26 June 2022, with 4 charities partnering TGI: St Mark's Hospital Foundation, Hillingdon Hospitals Charity, London North West Healthcare Charity and The Red Lion Group.

After distribution to the other charities, The Griffin Institute raised £4,500.

#### London Marathon 2022:

For the first time ever, The Griffin Institute participated in The London Marathon, with 4 runners who together raised over £4,230.



## THE GRIFFIN INSTITUTE TRUSTEES REPORT FOR THE YEAR ENDED 31 MARCH 2023

### FUTURE PLANS

#### Our goals for 2023/24 and beyond include:

- 1) To reach further agreement with the Trust (landlord) to ensure financial viability
- 2) To review the rent and terms and conditions etc for our tenants
- 3) To be recognised as the leading surgical training centre in the UK, by central Government and other official NHS bodies
- 4) To deliver high quality training in robotic surgery
- 5) To establish collaboration with key stakeholders, academic and industrial partners
- 6) To set a future visionary research strategy re transplantation and regeneration, which will ensure that the research and development at TGI is translational in order to benefit patients directly
- 7) To develop the best staff team within research and training in the UK
- 8) To continue to raise funds to ensure the completion of at least one additional surgical training theatre, to be known as The Weston Theatre. Hopefully to establish a second training theatre which is required to service the unmet need for surgical training.

### STRUCTURE, GOVERNANCE AND MANAGEMENT

Northwick Park Institute for Medical Research (trading as The Griffin Institute) (the **Institute**) is a company limited by guarantee (company number: 03445616) and registered charity (charity number: 1129348). All of the Trustees are members of the Institute and guarantee to contribute £10 each in the event of a winding up.

The Secretary of State has given permission to omit the word "Limited" from the company name. The Institute is a registered charity and as such exempt from corporation tax on all activities. The Memorandum and Articles of Association were last amended by special resolution 28 June 2019. Permission was given by Companies House in June 2019 to use the trading name 'The Griffin Institute' in honour of our Honorary President, John Griffin.

There have been no changes to the objectives and policies of the Institute in the year.

The Trustees, who are also the directors for the purpose of company law, and who served during the year were:

- Professor Robin Kennedy MS FRCS – Chair
- Mr Bruce Mauleverer KC, FCI Arb MA – Vice Chair
- Ms Kate Forster Chartered FCIPD
- Professor Anthony Goldstone CBE FRCP
- Professor Gavin Jell MSc PhD PG Cert Ed
- Mr Mark (Bertie) Leigh FRCA and FRCPCH FRCOG ad eundem
- Professor Vivek Mudera PhD (resigned 14 September 2022)
- Ms Bonella Ramsay (resigned 29 November 2023)
- Mr Hugo Robinson MA FCA – Treasurer



## THE GRIFFIN INSTITUTE TRUSTEES REPORT FOR THE YEAR ENDED 31 MARCH 2023

The Trustees have the power to delegate tasks to sub-committees as well as the day-to-day management to a chief executive or other managers. The delegated power shall be to manage the Institute by implementing the policy and strategy adopted by and within a budget approved by the Trustees and (if applicable) to advise the Trustees in relation to such policy, strategy, and budget. The Trustees are responsible for setting strategies and policies for the Institute and for ensuring these are implemented. To assist with this work, the Trustees have established three committees and one advisory board to supervise the management and supervision of the Institute which are:

- Finance Committee
- Human Resources Committee
- Governance Committee
- Scientific Advisory Board

The Finance Committee is responsible for reviewing and overseeing the financial management of the Institute. It will consider the Institute's financial strategy and budgets (both annual and medium term) and recommend these to the Trustees. It will monitor performance against budgets and suggest and monitor action plans where remedial steps are necessary.

The overall purpose of the Human Resources Committee is to actively initiate, help develop, monitor, and evaluate strategic HR actions and policies that will enhance and embed the Institute's reputation as an employer, and enable us to recruit, develop, engage, and retain the best staff, volunteers, and Trustees.

The overall purpose of the Governance Committee is to ensure there is an appropriate and effective governance framework which complies with best practice and Charity Commission guidelines and to advise the Trustees on matters of governance.

The Scientific Advisory Board has been formed to review the scientific progress of the Institute, provide advice on future direction and assist/facilitate partnerships with academic groups as a way of increasing the profile and funding opportunities for the Institute.

The Trustees continue to consider the Charity Commission Code of Governance and during the 2020/21 year, a full review of the code was carried out to ensure we comply with best practice. The day to day running of the Institute is delegated to the CEO and Directorate, consisting of the Director of Training, Director of Surgery and Science, Head of Finance and HR Consultant. A wider team of senior managers also meets on a regular basis.

### **Trustee Recruitment and Training:**

Any person who is willing to act as a trustee, and who would not be disqualified from acting as such, may be appointed to be a Trustee, by the Board's decision.

During the year Professor Vivek Mudera resigned as a Trustee and has not yet been replaced. We thank him sincerely for his significant contributions. The current Trustee Board has a range of skills and experience including medical expertise, leadership of public sector health organisations, medical and patent law, HR, finance, and commercial collaboration with private sector medical organisations.

All the Trustees have a professional background and are already familiar with the practical work of the Institute. New Trustees are also provided with an information pack which includes general charity publications, a briefing note, budget, past minutes, and a copy of the Charity Commission's "Essential Trustee" booklet. An induction meeting is held with the CEO. The Institute will support any formal training requested by its Trustees. The Trustees keep the composition of the Trustee Board under constant review and seek to recruit Trustees to fill any perceived skills gaps as and when they arise.



## THE GRIFFIN INSTITUTE TRUSTEES REPORT FOR THE YEAR ENDED 31 MARCH 2023

### Senior Management Pay:

The remuneration of senior management is set by the Trustee Board after benchmarking with similar organisations. The remuneration of other staff is set by the senior management of the charity, albeit that the rewards and benefits strategies are subject to the HR sub committee's oversight.

### RISK MANAGEMENT

The Trustees are committed to maintaining a robust risk management framework to manage risk appropriately. The Trustee Board committees consider the Institute's strategic and operational risks at each meeting. Once a year, the board formally reviews the risk policy, the risk register, and the approach to risk management.

The other significant risk identified by the Trustees is the risk of being unable to meet debts as they fall due, particularly to the Trust (landlord). To this end the Trustees are agreeing on a revised financial plan and then making a proposal for phasing of rent paid to the Trust. Finances are regularly discussed with the Trust.

Other key risks include risk of inflation adding additional pressure and the impact of this will be reviewed by management and may lead to price rises for services.

Trustees also bear in mind the risk of staff not being engaged and retained, as staff turnover has been high. Salaries have been adjusted and technical staff moved onto a new scale. We are investing heavily in training and development and focusing on staff retention.

The Board also discuss risks around maintaining quality and the need to improve performance for GLP studies. Consultants have been retained to address GLP, ensuring equipment validation is up to date.

### FINANCIAL REVIEW

The financial year to 31 March 2023 was one of steady growth compared to the previous year with investment in our Training and Contract Research activities generating growth of 15%. Total income was £2.8m (2022: £2.4m).

Expenditure on charitable activities was £4.1m (2022: £3.2m).

The net deficit for the year was £1.2m (2022: £1.0m). While this continues to be disappointing, we have taken significant steps to ultimately work toward achieving breakeven/surplus.

Following the appointment of our new CEO in January 2023 and a significant restructure of the organisation, we are making good progress on our long-term plan to return the Institute to surplus over three years with growth coming predominately from training income. Having achieved steady growth in 2022/23, we are anticipating a further year of growth in the coming year. This will enable us to reduce our long outstanding liabilities and make a start in addressing our longer-term liabilities.

### Investments:

The Institute holds shares in Videregen Ltd and Proterris Inc. These are both unlisted companies that have taken forward pre-clinical research and IP created at the Institute. At present there are no plans to liquidate these investments.



## THE GRIFFIN INSTITUTE TRUSTEES REPORT FOR THE YEAR ENDED 31 MARCH 2023

### Going Concern:

Considering the deficit incurred in the year and the net deficit on general unrestricted reserves, the Trustees are keeping the financial performance of the Institute under continuous review.

A Time to Pay Agreement with HMRC concerning PAYE arrears is in place which spreads the liability over a period of 65 months. To date, we have met its obligations under this agreement.

During the year, we entered into a Payment Plan Agreement with our landlord and biggest creditor, the Trust, which allows us to defer rent and other arrears until April 2024 and then make monthly payments which spreads the liability over a period of 53 months. In the event excess cash is generated above a threshold, accelerated payments will be made.

The Trustees continue to closely monitor financial performance and future projections monthly and are satisfied that with the benefit of the payment arrangements noted above, we have sufficient cash flow to meet our obligations as and when they fall due and for this reason, are satisfied that it is appropriate to prepare the accounts on a going concern basis

### Reserves Policy:

The Trustees are disappointed to report a further deficit in the year which has continued to mean that unrestricted free reserves are negative. Our Reserves Policy is to generate and maintain sufficient level of reserves to enable normal operating activities to continue over a period of six months, should a shortfall in income occur and to take account of potential risks and contingencies that may arise from time to time, we estimate this at £1.1m, with a minimum free reserve of £300,000.

To meet our financial improvement plan, a modest surplus is expected in 2023/24 contributing to rebuilding our unrestricted free reserves back to the required level.

## STATEMENT OF TRUSTEES' RESPONSIBILITIES

The Trustees (who are also the directors of the charitable company for the purposes 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:

- Selecting suitable accounting policies and then apply them consistently
- Making judgments and estimates that are reasonable and prudent
- Observing the recommendations of the SORP FRS 102, subject to any material departures disclosed and explained in the financial statements
- Stating whether applicable UK accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements
- Preparing the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue its activities.

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



## **THE GRIFFIN INSTITUTE TRUSTEES REPORT FOR THE YEAR ENDED 31 MARCH 2023**

In so far as the Trustees are aware:

- there is no relevant audit information of which the charitable company's Auditor is unaware; and
- they 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.

### **AUDITORS**

Knox Cropper LLP have been appointed Auditors to The Griffin Institute in accordance with section 487(2) of the Companies Act 2006.

### **SMALL COMPANY EXEMPTION**

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

This Report was approved by the Board of Trustees on 20/12/2023 and signed on their behalf by:

**Professor Robin Kennedy**  
Chair of Trustees



**The Griffin Institute  
Independent Auditors Report  
For the year ended 31 March 2023**

**Opinion**

We have audited the financial statements of Northwick Park Institute for Medical Research trading as The Griffin Institute ('the company') for the year ended 31 March 2023 which comprise the Statement of Financial Activities (incorporating the Summary Income and Expenditure Account), the Balance Sheet, the Cash Flow Statement, and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, 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 charitable company's affairs as of 31 March 2023 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; 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 charitable company 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.

**Material uncertainty relating to going concern**

We draw your attention to note 24 of these financial statements which indicates that the charitable company is dependent on the support of its principal creditors and its future financial performance to continue to operate. It is holding ongoing discussions to agree the terms of repayment plans. In particular, positive negotiations are continuing with its landlord, London North West University Healthcare Trust, to revise repayment plans for rent arrears and agree future rental payments. At the current year end rent arrears amounted to £2,117,322. The Trust has indicated that they will continue to be supportive of the Institute and currently have no intention to enforce repayment of the arrears until at least November 2024. Budgets and forecasts indicate that a return to profitability is dependent on these negotiations.

This indicates that a material uncertainty exists that may cast significant doubt on the Institute's ability to continue as a going concern. Our opinion is not modified in respect of this matter.

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

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements, or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.



**The Griffin Institute (Incorporated)**  
**Independent Auditors Report continued**  
**For the year ended 31 March 2023**

**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' annual report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the trustees' annual report has been prepared in accordance with applicable legal requirements.

**Matters on which we are required to report by exception**

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 material misstatements in the directors' report included within the trustees' annual report.

We have nothing to report in respect of the following matters where 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' Annual Report and from preparing a Strategic Report.

**Responsibilities of trustees**

As explained more fully in the trustees' responsibilities statement set out on page 18, the trustees (who are also the directors of the charitable company for the purposes 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 aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.



**The Griffin Institute (Incorporated)**  
**Independent Auditors Report continued**  
**For the year ended 31 March 2023**

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:

- The Charitable Company is required to comply with both company law and charity law and, based on our knowledge of its activities, we identified that the legal requirement to accurately account for restricted funds was of key significance.
- We gained an understanding of how the charitable company complied with its legal and regulatory framework, including the requirement to properly account for restricted funds, through discussions with management and a review of the documented policies, procedures and controls.
- The audit team, which is experienced in the audit of charities, considered the charitable company's susceptibility to material misstatement and how fraud may occur. Our considerations included the risk of management override.
- Our approach was to check that restricted income was properly identified and separately accounted for and to ensure that only valid and appropriate expenditure was charged to restricted funds. This included reviewing journal adjustments and unusual transactions.

There are inherent limitations in the audit procedures described above and, the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements, the less likely we would become aware of it. The risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery or intentional misrepresentations, or through collusion.

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](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our auditor's report.

**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 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 any party other than the charitable company and charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.

**Richard Billinghamurst FCA (Senior Statutory Auditor)**  
for and on behalf of Knox Cropper LLP, Statutory Auditor  
65/68 Leadenhall Street  
London  
EC3A 2AD

Date: 20 December 2023



**THE GRIFFIN INSTITUTE  
CONSOLIDATED STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNTS  
FOR THE YEAR ENDED 31 MARCH 2023**

<b>INCOME AND EXPENDITURE</b>		<b>Notes</b>	<b>Unrestricted Funds £</b>	<b>Designated Funds £</b>	<b>Restricted Funds £</b>	<b>Total Funds Year Ended 2023 £</b>	<b>Unrestricted Funds £</b>	<b>Designated Funds £</b>	<b>Restricted Funds £</b>	<b>Total Funds Year Ended 2022 £</b>
<b>Income From:</b>										
Donations and Grants		3	124,047	-	104,958	229,005	61,306	-	80,412	141,718
Charitable Activities		4	2,345,661	-	-	2,345,661	2,036,693	-	-	2,036,693
Investment Income			20,396	-	-	20,396	1,191	-	-	1,191
Rental Income			250,002	-	-	250,002	225,432	-	-	225,432
<b>Total Income</b>			<b>2,740,106</b>	<b>-</b>	<b>104,958</b>	<b>2,845,064</b>	<b>2,324,622</b>	<b>-</b>	<b>80,412</b>	<b>2,405,034</b>
<b>Expenditure Upon:</b>										
Raising Funds			(9,347)	-	-	(9,347)	(22,107)	-	-	(22,107)
Charitable Activities		5	(3,983,324)	-	(89,875)	(4,073,199)	(3,096,510)	-	(114,525)	(3,211,035)
<b>Total Expenditure</b>			<b>(3,992,671)</b>	<b>-</b>	<b>(89,875)</b>	<b>(4,082,546)</b>	<b>(3,118,617)</b>	<b>-</b>	<b>(114,525)</b>	<b>(3,233,142)</b>
<b>Net Position Before Investments</b>			<b>(1,252,565)</b>	<b>-</b>	<b>15,083</b>	<b>(1,237,482)</b>	<b>(793,995)</b>	<b>-</b>	<b>(34,113)</b>	<b>(828,108)</b>
Net Gains/(Losses) on Investments		12	-	-	-	-	(137,819)	-	-	(137,819)
<b>Net Income/(Expenditure) after Gains/(Losses)</b>			<b>(1,252,565)</b>	<b>-</b>	<b>15,083</b>	<b>(1,237,482)</b>	<b>(931,814)</b>	<b>-</b>	<b>(34,113)</b>	<b>(965,927)</b>
Additional Funds as MI Investments			-	-	-	-	-	-	-	-
Transfers Between Funds			-	-	-	-	-	-	-	-
<b>Net Movements in Funds for Year</b>			<b>(1,252,565)</b>	<b>-</b>	<b>15,083</b>	<b>(1,237,482)</b>	<b>(931,814)</b>	<b>-</b>	<b>(34,113)</b>	<b>(965,927)</b>
Net Funds at 1 April 2022			4,787,747	-	137,044	4,924,791	5,719,561	-	171,157	5,890,718
<b>Net Funds at 31 March 2023</b>			<b>3,535,182</b>	<b>-</b>	<b>152,127</b>	<b>3,687,309</b>	<b>4,787,747</b>	<b>-</b>	<b>137,044</b>	<b>4,924,791</b>



**THE GRIFFIN INSTITUTE**  
**CONSOLIDATED STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNTS**  
**FOR THE YEAR ENDED 31 MARCH 2023**

	Unrestricted Funds £	Designated Funds £	Restricted Funds £	Total Funds Year Ended 2023 £	Unrestricted Funds £	Designated Funds £	Restricted Funds £	Total Funds Year Ended 2022 £
<b>Net Income and Expenditure after Gains/(losses)</b>								
Attribute to the Charity	(1,252,430)	-	15,083	(1,237,347)	(869,679)	-	(34,113)	(903,792)
Attribute to the Minority Interest	(135)	-	-	(135)	(62,135)	-	-	(62,135)
	<b>(1,252,565)</b>	<b>-</b>	<b>15,083</b>	<b>(1,237,482)</b>	<b>(931,814)</b>	<b>-</b>	<b>(34,113)</b>	<b>(965,927)</b>
<b>Total Funds Carried Forward</b>								
Attribute to the Charity	3,532,525	-	152,127	3,684,652	4,784,955	-	137,044	4,921,999
Attribute to the Minority Interest	2,657	-	-	2,657	2,792	-	-	2,792
	<b>3,535,182</b>	<b>-</b>	<b>152,127</b>	<b>3,687,309</b>	<b>4,787,747</b>	<b>-</b>	<b>137,044</b>	<b>4,924,791</b>

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

The statement of financial activities also complies with the requirements for an income and expenditure account under the Companies Act 2006.

The notes on pages 22 to 37 form part of these financial statements.



**THE GRIFFIN INSTITUTE INCORPORATED**  
**CONSOLIDATED STATEMENT OF FINANCIAL POSITION**  
**FOR THE YEAR ENDED 31 MARCH 2023**

		<b>Group 2023 £</b>	<b>Group 2022 £</b>	<b>Charity 2023 £</b>	<b>Charity 2022 £</b>
<b>Fixed Assets</b>					
Tangible Assets	9	6,617,520	7,041,530	6,617,520	7,041,530
Intangible Assets	10	5,000	5,000	-	-
Investments in Subsidiaries	11	-	-	5,000	5,000
Investments	12	753,904	753,904	753,904	753,904
		<u>7,376,424</u>	<u>7,800,434</u>	<u>7,376,424</u>	<u>7,800,434</u>
<b>Current Assets</b>					
Debtors	13	392,523	442,805	392,523	442,805
Cash at Bank and in Hand		396,763	710,119	396,451	709,536
		<u>789,286</u>	<u>1,152,924</u>	<u>788,974</u>	<u>1,152,341</u>
<b>Creditors: Amounts Falling Due Within One Year</b>	14	(2,127,746)	(2,027,760)	(2,127,745)	(2,027,760)
<b>Net Current Assets</b>		<u>(1,338,460)</u>	<u>(874,836)</u>	<u>(1,338,771)</u>	<u>(875,419)</u>
<b>Total Assets Less Current Liabilities</b>		6,037,964	6,925,598	6,046,265	6,925,015
<b>Creditors: Amounts Falling Due After than One Year</b>	15	(2,350,655)	(2,000,807)	(2,350,655)	(2,000,807)
<b>Net Assets</b>		<u>3,687,309</u>	<u>4,924,791</u>	<u>3,686,997</u>	<u>4,924,208</u>
<b>Income Funds</b>					
Restricted Funds	17	152,127	137,045	152,128	137,045
Designated Funds	18	-	-	-	-
General Unrestricted Funds	19	3,532,525	4,784,954	3,534,868	4,787,163
<b>Total Charity Funds</b>		<u>3,684,652</u>	<u>4,921,999</u>	<u>3,686,996</u>	<u>4,924,208</u>
<b>Minority Interest Share of Subsidiary Net Assets</b>	16	2,657	2,792	-	-
<b>Total Funds</b>		<u>3,687,309</u>	<u>4,924,791</u>	<u>3,686,996</u>	<u>4,924,208</u>

These financial statements were prepared in accordance with the special provisions of part 15 of the Companies Act 2006 relating to small companies. These financial statements were approved by the Board of Trustees and authorised for issue on 20 December 2023.

Professor Robin Kennedy, Chair of Trustees



**THE GRIFFIN INSTITUTE INCORPORATED  
CONSOLIDATED STATEMENT OF CASH FLOWS  
FOR THE YEAR ENDED 31 MARCH 2022**

	<b>2023 £</b>	<b>2022 £</b>
<b>Cash Flows from Operating Activities</b>		
Cash Generated from/(Used by) Operations	(177,454)	775,121
<b>Investing Activities</b>		
Purchase of Tangible Fixed Assets	(36,000)	(461,878)
Proceeds on Disposal of Tangible Fixed Assets	-	-
Intangible Additions	-	-
Interest Received	98	1,191
<b>Net Cash used in Investing Activities</b>	<u>(35,902)</u>	<u>(460,687)</u>
<b>Financing Activities</b>		
Loans Received/(Repaid)	(100,000)	(66,667)
<b>Net Cash Generated from Financing Activities</b>	<u>(100,000)</u>	<u>(66,667)</u>
<b>Net Increase in Cash and Cash Equivalents</b>	(313,356)	247,767
Cash and Cash Equivalents at Beginning of Year	710,119	462,352
<b>Cash and Cash Equivalents at End of Year</b>	<u>396,763</u>	<u>710,119</u>
<b>Cash Generated from Operations</b>		
Deficit for the Year	(1,237,482)	(965,927)
<b>Adjustments for:</b>		
Investment Income	(98)	(1,191)
Fair Value Gains and Losses on Investments	-	137,819
Depreciation and Impairment of Tangible Activities	460,010	513,178
Loss on Disposal of Tangible Fixed Assets	-	-
Minority Interest Share of Subsidiary Net Income/Loss	-	-
<b>Movement in Working Capital:</b>		
Decrease/(Increase) in Debtors	50,282	(201,549)
Increase/(Decrease) in Creditors	549,832	1,292,791
<b>Cash Generated from Operations</b>	<u>(177,454)</u>	<u>775,121</u>



**THE GRIFFIN INSTITUTE  
NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2023**

**1 Accounting policies**

**Charity information**

Northwick Park Institute for Medical Research (trading as The Griffin Institute (the Institute)) is a private company limited by guarantee incorporated in England and Wales. As a company limited by guarantee each of its members commits to contribute £10 to the company's debts, liabilities and costs in the event of the company being wound up. The registered office is Northwick Park and St Mark's Hospitals, Watford Road, Harrow, Middlesex, HA1 3UJ, United Kingdom.

**1.1 Accounting convention**

The financial statements have been prepared in accordance with the Charities Act 2011, the Companies Act 2006 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (as amended for accounting periods commencing from 1 January 2019). The Charity is a Public Benefit Entity as defined by FRS 102.

The financial statements are prepared in sterling, which is the functional currency of the Charity. Monetary amounts in these financial statements are rounded to the nearest £1.

The financial statements have been prepared under the historical cost convention, modified to include certain financial instruments at fair value. The principal accounting policies adopted are set out below.

**1.2 Basis of consolidation**

The Group financial statements consolidate the financial statements of the Charity and its subsidiary undertaking, Griffin Paste Research Limited, which commenced trading in July 2020, for the year.

All financial statements are made up to 31 March 2023. All intra-group transactions, balances and unrealised gains on transactions between group entities are eliminated on consolidation. Unrealised losses are also eliminated unless the transaction provides evidence of an impairment of the asset transferred. Where necessary, adjustments are made to the financial statements of subsidiaries to bring the accounting policies used into line with those used by other members of the group. The summary financial statements of Griffin Paste Research Limited are shown in note 11.

**1.3 Going concern**

Although the current financial position and forecasts indicate that a material uncertainty relating to going concern exists, the Trustees consider that it is appropriate to prepare these financial statements on a going concern basis. See note 24 for further details.



**THE GRIFFIN INSTITUTE  
NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2023**

**1.4 Funds**

Restricted funds are subject to specific conditions by donors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

Designated funds are amounts set aside by the Trustees for a specific project or purpose and do not form part of the Institute's general unrestricted funds.

General unrestricted funds are available for use at the discretion of the Trustees in furtherance of the charitable objectives unless the funds have been designated for other purposes.

**1.5 Incoming resources**

Income is recognised when the Institute is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that the income will be received.

Donations, legacies, grants and other forms of voluntary income are recognised as incoming resources when the charity has entitlement, any performance conditions have been met or alternatively when received, except insofar as they are incapable of financial measurement.

Incoming resources from charitable activities, where related to performance and specific deliverables, are recognised as the Institute earns the right to consideration by its performance.

Investment income is included when received.

Rental income from operating leases (net of any incentives given to the lessees) is recognised on a straight-line basis over the lease term.

**1.6 Resources expended**

Expenditure is recognised on an accrual basis as a liability is incurred. Expenditure includes any VAT which cannot be fully recovered, and is reported as part of the expenditure to which it relates.

Cost of generating funds comprises the cost associated with attracting voluntary income.

Charitable expenditure comprises those costs incurred by the Institute in the delivery of its activities and service for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

Governance costs include those costs associated with meeting the constitutional and statutory requirements of the Institute and include the audit fees and costs linked to the strategic management of the Institute.

All costs are allocated between the expenditure categories of the SOFA on a basis designed to reflect the use of the resource. Costs relating to a particular activity are allocated directly, others are apportioned on an appropriate basis e.g. floor areas, per capita or estimated usage.



**THE GRIFFIN INSTITUTE  
NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2023**

**1.7 Tangible fixed assets**

Tangible fixed assets are initially measured at cost and in the case of donated assets, at market value and are subsequently measured at cost or market value, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or market value of assets less their estimated residual values over their useful lives on the following bases:

- Land and buildings - Straight line basis over the term of the lease
- Plant and machinery - 25% per annum on reducing balance basis
- Fixtures, fittings & equipment - 25% per annum on reducing balance basis

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities for the year.

At each reporting end date, the Institute reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

**1.8 Fixed asset investments**

Fixed asset investments are initially measured at transaction price excluding transaction costs, and are subsequently measured at fair value at each reporting date. Changes in fair value are recognised in the statement of financial activities for the year. Transaction costs are expensed as incurred.

**1.9 Intangible assets**

Intangible assets represent the intellectual property rights and are measured at cost less accumulative amortisation and any accumulative impairment losses.

**1.10 Cash and cash equivalents**

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

**1.11 Financial instruments**

The Institute has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the Institute's balance sheet when the Institute becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.



**THE GRIFFIN INSTITUTE  
NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2023**

**1.12 Basic financial assets**

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

**1.13 Basic financial liabilities**

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

**1.14 Derecognition of financial liabilities**

Financial liabilities are derecognised when the Institute's contractual obligations expire or are discharged or cancelled.

**1.15 Employee benefits**

The Institute operates a defined contribution pension scheme for employees. The assets of the scheme are held separately from those of the Institute. The annual contributions payable are charged to the statement of financial activities.

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the Institute is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

**1.16 Operating leases**

Rents applicable to operating leases, where substantially all the benefits and risk of ownership remain with the lessor, are charged to the statement of financial activities over the period in which the cost is incurred.



**THE GRIFFIN INSTITUTE  
NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2023**

**2 Critical Accounting Estimates and Judgements**

In the application of the Institute's accounting policies, the Trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

The key sources of estimation uncertainty that have a significant effect on the amounts recognised in the financial statements are described in the accounting policies and are summarised below:

Unlisted investments - the Institute has recognised a carrying value in two unlisted companies in which it has a shareholding. Determining the value of private companies which are not traded on an open market is inherently uncertain. The valuations are based on information such as the share price applying to a recent fundraising and a recently issued IRS 409A valuation certificate. The true value of the investments may be higher or lower and will depend on the success of the companies in exploiting the IP they are currently developing.

Rent arrears for which repayment has been agreed with the landlord over a period greater than one year have been discounted using the effective interest rate for the Institute's borrowing.



**THE GRIFFIN INSTITUTE**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 MARCH 2023**

<b>3 Donations &amp; Grants</b>	<b>Unrestricted Funds</b>	<b>Designated Funds</b>	<b>Restricted Funds</b>	<b>Total 2023</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
<b>Donations &amp; Gifts</b>				
Voluntary Donations	114,631	-	-	114,631
Fundraising Events	9,416	-	-	9,416
	124,047	-	-	124,047
<b>Grants Analysis</b>				
Wolfson Unit	-	-	-	-
Paste	-	-	-	-
Wound Healing	-	-	-	-
Liver and Bowel	-	-	15,000	15,000
Raft	-	-	89,958	89,958
	-	-	104,958	104,958
Donations and Gifts	124,047	-	-	124,047
Grants	-	-	104,958	104,958
	124,047	-	104,958	229,005
	<b>Unrestricted Funds</b>	<b>Designated Funds</b>	<b>Restricted Funds</b>	<b>Total 2022</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
<b>Donations &amp; Gifts</b>				
Voluntary Donations	14,655	-	21,912	36,567
Fundraising Events	46,651	-	-	46,651
	61,306	-	21,912	83,218
<b>Grants Analysis</b>				
Wolfson Unit	-	-	1,700	1,700
Paste	-	-	13,000	13,000
Wound Healing	-	-	13,800	13,800
Liver and Bowel	-	-	30,000	30,000
	-	-	58,500	58,500
Donations and Gifts	61,306	-	21,912	83,218
Grants	-	-	58,500	58,500
	61,306	-	80,412	141,718



**THE GRIFFIN INSTITUTE  
NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2023**

<b>4 Charitable Activities Income</b>	<b>Unrestricted Funds</b>	<b>Designated Funds</b>	<b>Restricted Funds</b>	<b>Total 2023</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Training Courses and Facilities	1,748,783	-	-	1,748,783
Contract Research Projects	596,878	-	-	596,878
Other Income	-	-	-	-
	<u>2,345,661</u>	<u>-</u>	<u>-</u>	<u>2,345,661</u>
	<b>Unrestricted Funds</b>	<b>Designated Funds</b>	<b>Restricted Funds</b>	<b>Total 2022</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Training Courses and Facilities	1,134,928	-	-	1,134,928
Contract Research Projects	883,353	-	-	883,353
Other Income	18,412	-	-	18,412
	<u>2,036,693</u>	<u>-</u>	<u>-</u>	<u>2,036,693</u>

**5 Charitable Activities Expenditure**

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Direct Costs	2,833,351	2,145,052
Staff Costs	1,195,961	990,851
Support and Governance Costs (note 6)	43,887	75,132
	<u>4,073,199</u>	<u>3,211,035</u>
<b>Analysis by fund</b>		
Unrestricted Funds	3,983,324	3,096,510
Designated Funds	-	-
Restricted Funds	89,875	114,525
	<u>4,073,199</u>	<u>3,211,035</u>



**THE GRIFFIN INSTITUTE  
NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2023**

<b>6</b>	<b>Support and Governance Costs</b>	<b>2023</b>	<b>2022</b>
		<b>£</b>	<b>£</b>
	Audit Fees	17,425	36,596
	Legal and Professional	26,462	38,536
		<u>43,887</u>	<u>75,132</u>
 <b>7</b>	 <b>Net income/(expenditure) for the year</b>	 <b>2023</b>	 <b>2022</b>
		<b>£</b>	<b>£</b>
	<b>This is stated after charging:</b>		
	Depreciation	460,010	513,178
	Lease rental payments for premises	-	
	Auditors' Remuneration,		
	Prior Year	-	12,943
	Current Year	17,425	23,654
		<u>                    </u>	<u>                    </u>

**Trustees**

No trustees received any remuneration or expenses during the year or previous year.

**8. Staff Costs and Numbers**

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Gross salaries - Institute Staff	1,012,190	797,027
Gross salaries – Seconded Staff	45,920	90,254
Employer National Insurance Contributions	107,344	73,993
Pension Costs	30,507	29,577
	<u>1,195,961</u>	<u>990,851</u>

The average monthly head count of employees are as follows:

	<b>2023</b>	<b>2022</b>
	<b>No.</b>	<b>No.</b>
Institute Staff	34	28
Seconded Staff	1	1
	<u>35</u>	<u>29</u>

The Institute's key management personnel comprises the trustees and senior management team. The total emoluments paid to key management personnel were £119,202 (2022: £183,892)



**THE GRIFFIN INSTITUTE  
NOTES TO THE FINANCIAL STATEMENTS  
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The number of employees whose gross benefit fell between the following bands:

	<b>2023 No.</b>	<b>2022 No.</b>
£60,001 - £70,000	-	-
£70,001 - £80,000	-	1
	<u>-</u>	<u>1</u>

**9 Tangible Fixed Assets**

**Group and Charity**

	<b>Leasehold Improvements</b>	<b>Plant &amp; Machinery</b>	<b>Fixtures, Fittings &amp; Equipment</b>	<b>Total</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
<b>Cost</b>				
At 1 April 2022	9,364,651	1,618,889	-	10,983,540
Additions	-	36,000	-	36,000
Disposals	-	-	-	-
Transfers	-	-	-	-
At 31 March 2023	<u>9,364,651</u>	<u>1,654,889</u>	<u>-</u>	<u>11,019,540</u>
<b>Depreciation</b>				
At 1 April 2022	2,496,068	1,445,943	-	3,942,011
Charge for the year	408,185	51,824	-	460,009
Disposals	-	-	-	-
At 31 March 2023	<u>2,904,253</u>	<u>1,497,767</u>	<u>-</u>	<u>4,402,020</u>
<b>Net Book Value</b>				
At 31 March 2023	<u>6,460,398</u>	<u>157,122</u>	<u>-</u>	<u>6,617,520</u>
At 31 March 2022	<u>6,868,583</u>	<u>172,946</u>	<u>-</u>	<u>7,041,529</u>

**10 Intangible Fixed Assets**

**Group**

**Cost**

At April 2022	5,000
Additions	-
At March 2023	<u>5,000</u>

The intangibles relate to patents as part of Griffin Paste Research.



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**11** Fixed Asset Investments  
in Subsidiaries

The profit and loss and balance sheet of Griffin Paste Research, in which the charity has an investment at the balance sheet date of 50% (2022: 50%) of the share capital of Griffin Paste Research Limited is as follows:

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
<b>Profit and loss</b>		
Turnover	-	-
Expenditure	(271)	(124,270)
Loss	<u>(271)</u>	<u>(124,270)</u>
<b>Balance sheet</b>		
Intangible Fixed Assets	5,000	5,000
Current Assets	312	583
Total Net Assets	<u>5,312</u>	<u>5,583</u>
Called up Share Capital - Griffin Paste Research Ltd	100	100
Share Premium	254,900	254,900
Profit and Loss	<u>(249,688)</u>	<u>(249,417)</u>
	<u>5,312</u>	<u>5,583</u>
The Charity's share of Net Assets is	<u>2,657</u>	<u>2,791</u>

Griffin Paste Research Ltd (company number 12500698, registered office Y Block, Northwick Park & St Marks Hospitals, Watford Road, Harrow, HA1 3UJ) commenced trading on 1 July 2020 and its turnover, expenditure and profit/(loss) are summarised as follows:

Administrative Expenses:  
£271



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**12 Fixed Asset Investments**

	<b>Unlisted Investments £</b>	<b>Total £</b>
Cost or valuation		
At 1 April 2022	753,904	753,904
Revaluations	-	-
At 31 March 2023	<u>753,904</u>	<u>753,904</u>
Carrying amount		
At 31 March 2022	<u>753,904</u>	<u>753,904</u>
At 31 March 2023	<u>753,904</u>	<u>753,904</u>
	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Investments at Fair Value Comprise:		
Videregen Ltd	726,681	864,500
Proterris Inc	<u>27,223</u>	<u>27,223</u>
	<u>753,904</u>	<u>891,723</u>

Details of the Institute's unlisted investments at 31 March 2023 are as follows:

Name of Undertaking & Location	Nature of business	Class of shares	% Held
Videregen Ltd - UK	Development of Stem Cell Organ Regeneration medicine	Ordinary Shares	13.30%
Proterris Inc - USA	Clinical Development of Therapeutic Applications	Common Stock	0.47%

As disclosed in note 2, the valuation of unlisted investments is based on information such as share price applying to a recent fundraising and a recently issued IRS 409A valuation certificate. The most recent valuations for the above holdings were provided directly by Videregen Ltd and Proterris Inc.

**13 Debtors**

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Trade Debtors	336,855	362,495
Prepayments and Accrued Income	<u>55,668</u>	<u>80,310</u>
	<u>392,523</u>	<u>442,805</u>



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**14 Creditors: Amounts Falling Due Within One Year**

	<b>Group 2023</b>	<b>Group 2022</b>	<b>Charity 2023</b>	<b>Charity 2022</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Trade creditors	492,537	494,948	492,537	494,948
CBILS Loan (note 15)	100,000	100,000	100,000	100,000
Other creditors	283,885	367,331	283,885	367,331
Accruals & Deferred Income*	1,251,324	1,065,481	1,251,324	1,065,481
	<u>2,127,746</u>	<u>2,027,760</u>	<u>2,127,746</u>	<u>2,027,760</u>

Deferred income at the year-end amounted to £803,093 (2022: £882,990) of which £150,000 was a capital donation for the planned refurbishment (2022: £0). The balance of deferred income consists of training fees in advance and contract research in advance, to be recognised in subsequent periods.

**15 Creditors: Amounts Falling Due After More Than One Year**

	<b>Group 2023</b>	<b>Group 2022</b>
	<b>£</b>	<b>£</b>
Trade creditors (see below)	2,117,322	1,667,474
CBILS Loan (see below)	233,333	333,333
	<u>2,350,655</u>	<u>2,000,807</u>

Trade creditors falling due after more than one year relate to an agreed repayment plan for rent arrears due to the Institute's landlord, London North West University Healthcare NHS Trust. In accordance with the terms of the agreement, rent arrears as at 31 March 2021 and 50% of rent payable for the year ended 31 March 2022 was deferred until 1 April 2023. This agreement is currently being renegotiated and, in the interim, the landlord has confirmed that it will continue to be supportive of The Griffin Institute for the foreseeable future and has no intention to enforce repayment of the rent and service charge arrears before 24<sup>th</sup> November 2024 at the earliest.

The CBILS loan is repayable over 5 years and interest is charged at 1.18% pa over base rate. It is repayable by July 2026.

**16 Minority Interest Share of Subsidiary Net Assets**

	<b>Group Total £</b>
Cost or valuation	
At 31 March 2021	2,792
Share capital issued	-
Share premium issued	-
Net income/(loss) for the period	(135)
At 31 March 2022	<u>2,657</u>



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<b>17</b>	<b>Restricted Funds</b>	<b>Balance At 1 April 2022 £</b>	<b>Income £</b>	<b>Expenditure £</b>	<b>Transfers £</b>	<b>Balance At 31 March 2023 £</b>
	Dr L Turner-Stokes	52,796	-	(23,458)	-	29,338
	Tropical Diseases Prevention Unit	-				
	Course administration service	2,044	-	-	-	2,044
	Mr Lamont OBS and Gynae Research Funds	21,727	-	(3,798)	-	17,929
	Dr Mouyis	3,967	-	-	-	3,967
	Wound Healing Project	10,460	-	-	-	10,460
	RAFT	(3,524)	89,958	(62,619)	-	23,815
	Bowel	27,026	15,000	-	-	42,026
	Capital Equipment	22,548	-	-	-	22,548
		<u>137,044</u>	<u>104,958</u>	<u>(89,875)</u>	<u>-</u>	<u>152,127</u>

**Restricted Funds**

	<b>Balance at 1 April 2021 £</b>	<b>Income £</b>	<b>Expenditure £</b>	<b>Transfers £</b>	<b>Balance At 31 March 2022 £</b>
Wolfson Unit	850	1,700	(2,550)	-	-
Dr L Turner-Stokes	46,519	17,912	(11,635)	-	52,797
Course administration service	2,044	-	-	-	2,044
Mr Lamont OBS and Gynae Research Funds	21,727	-	-	-	21,727
Dr Mouyis	3,967	-	-	-	3,967
Wound Healing Project	29,871	11,800	(31,211)	-	10,460
RAFT	61,229	-	(64,753)	-	(3,524)
Bowel	-	30,000	(2,974)	-	27,026
Capital Equipment	4,950	19,000	(1,402)	-	22,548
	<u>171,157</u>	<u>80,412</u>	<u>(114,525)</u>	<u>-</u>	<u>137,045</u>



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**18 Designated Funds**

	Balance at 1 Apr 2022 £	Incoming Resources £	Resources Expended £	Transfers £	Balance at 31 Mar 2023 £
Group & Charity					
Leasehold Improvements	-	-	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>

	Balance at 1 April 2021 £	Incoming Resources £	Resources Expended £	Transfers £	Balance at 31 Mar 2022 £
Group & Charity					
Leasehold Improvements	-	-	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>

**19 Unrestricted Funds**

	Balance at 1 April 2022 £	Incoming Resources £	Resources Expended £	Transfers £	Balance at 31 Mar 2023 £
<b>Group</b>					
General Unrestricted Funds	4,784,954	2,740,106	(3,992,535)	-	3,532,525
Minority Interest Share of Sub Net Income	2,792	-	(135)	-	2,657
	<u>4,787,746</u>	<u>2,740,106</u>	<u>(3,992,670)</u>	<u>-</u>	<u>3,535,182</u>

	Balance at 1 Apr 2021 £	Incoming Resources £	Resources Expended £	Transfers £	Balance at 31 Mar 2022 £
General Unrestricted Funds	5,654,634	2,324,621	(3,194,301)	-	4,784,954
Minority Interest Share of Sub Net Income	64,927	-	(62,135)	-	2,792
	<u>5,719,561</u>	<u>2,324,621</u>	<u>(3,256,436)</u>	<u>-</u>	<u>4,787,746</u>

	Balance at 1 April 2022 £	Incoming Resources £	Resources Expended £	Transfers £	Balance at 31 Mar 2023 £
<b>Charity</b>					
General Unrestricted Funds	4,787,163	2,740,106	(3,992,400)	-	3,534,868
	<u>4,787,163</u>	<u>2,740,106</u>	<u>(3,992,400)</u>	<u>-</u>	<u>3,534,868</u>

	Balance at 1 April 2021 £	Incoming Resources £	Resources Expended £	Transfers £	Balance at 31 Mar 2022 £
General Unrestricted Funds	5,594,708	2,324,621	(3,132,166)	-	4,787,163
	<u>5,594,708</u>	<u>2,324,621</u>	<u>(3,132,166)</u>	<u>-</u>	<u>4,787,163</u>



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**20 Analysis of Net Assets Between Funds**

<b>Group</b>	<b>Unrestricted funds £</b>	<b>Designated Funds £</b>	<b>Restricted Funds £</b>	<b>Total £</b>
Fund balances held at 31 March 23 are represented by:				
Tangible assets	6,617,520	-	-	6,617,520
Intangible assets	5,000	-	-	5,000
Investments	753,904	-	-	753,904
Current assets/(liabilities)	(1,490,587)	-	152,128	(1,338,459)
Long term Liabilities	(2,350,655)	-	-	(2,350,655)
	<u>3,535,182</u>	<u>-</u>	<u>152,128</u>	<u>3,687,310</u>

<b>Group</b>	<b>Unrestricted funds £</b>	<b>Designated Funds £</b>	<b>Restricted Funds £</b>	<b>Total £</b>
Fund balances held at 31 March 22 are represented by:				
Tangible assets	7,041,530	-	-	7,041,530
Intangible assets	5,000	-	-	5,000
Investments	753,904	-	-	753,904
Current assets/(liabilities)	(1,011,880)	-	137,044	(874,836)
Long term Liabilities	(2,000,807)	-	-	(2,000,807)
	<u>4,787,747</u>	<u>-</u>	<u>137,044</u>	<u>4,924,791</u>

**21 Operating Lease Commitments**

	<b>2023 £</b>	<b>2022 £</b>
Within one year	375,927	256,653
Between One and Two Years	375,927	513,305
Between Two and Five Years	1,127,781	-
	<u>1,879,635</u>	<u>769,958</u>

Operating lease commitments represent the lease agreement with the Institute's landlord, London North West University Healthcare Trust Limited, and reflect the payment commitments up to the five year break clause. The lease is for 20 years with break clauses every five years.



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**22 Operating Lease Income**

The Institute has entered into a number of leases with subtenants which provides for future minimum lease income under non-cancellable operating leases, which fall due as follows:

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Within one year	187,944	187,944
Between two and five years	203,310	180,608
	<u>391,254</u>	<u>368,552</u>

**23 Analysis of Changes in Net Debt**

	<b>Balance at 1 April 2022</b>	<b>Cash flows</b>	<b>Balance at 31 March 2023</b>
	<b>£</b>	<b>£</b>	<b>£</b>
Cash and cash equivalents	710,119	(313,356)	396,763
Borrowings			
Due within one year	(100,000)	-	(100,000)
Due after more than one year	(333,333)	100,000	(233,333)
	<u>276,786</u>	<u>(213,356)</u>	<u>63,430</u>

**24 Material Uncertainty relating to Going Concern**

The ability of The Griffin Institute to remain a going concern is dependent on the continued support of its landlord, the London North West University Healthcare Trust (NHS Trust), its other material creditors and its ability to generate future income and control expenditure in line with its forecasts for the foreseeable future, being at least for a period of 12 months from the date of approval of these financial statements. The Institute is in ongoing negotiations with its creditors to agree achievable repayment plans and actively approaching potential funders for future income generation. It is also in the process of expanding its training facilities with some funding in place and some potential funding coming from the NHS Trust. Revised forecasts are prepared and reviewed by Trustees on a regular basis.

The NHS Trust has given assurances, as part of the renegotiation referred to in note 15 above, that they will continue to be supportive of the Institute and that they have no intention to enforce repayment of rent and service charge arrears if funds are not available to the Institute before April 2025. At the 31 March 2023 the arrears amounted to £2,117,322.