

Company Registration No: 7866189  
Charity No: 1144990

**THE GLASS-HOUSE TRUST**  
ANNUAL REPORT AND  
FINANCIAL STATEMENTS

5 APRIL 2022

The Peak  
5 Wilton Road  
London SW1V 1AP

**THE GLASS-HOUSE TRUST**  
**5 April 2022**

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# THE GLASS-HOUSE TRUST

5 April 2022

## LEGAL AND ADMINISTRATIVE

The Glass-House Trust was formed as a company limited by guarantee on 30 November 2011 and incorporated in the United Kingdom. The company registration number is 7866189.

The Trust was registered with the Charity Commission for England and Wales on 9 December 2011. The charity registration number is 1144990.

<b>Trustees/ Directors</b>	Alex Sainsbury Elinor Sainsbury Judith Portrait	
<b>Registered Office</b>	The Peak 5 Wilton Road London SW1V 1AP	
<b>Principal Officers</b>	Karen Everett Matthew Williams	Chief Executive Officer Executive
	Both are employed part-time	
<b>Bankers</b>	Royal Bank of Scotland 119 - 121 Victoria Street London SW1E 6RA	
<b>Solicitors</b>	Portrait Solicitors (to 31 July 2022) 21 Whitefriars Street London EC4Y 8JJ	BDP Pitmans LLP (from 1 August 2022) One Bartholomew Close London EC1A 7BL
<b>Auditor</b>	Sayer Vincent LLP Invicta House 108 - 114 Golden Lane London EC1Y 0TL	
<b>Investment Advisers</b>	Bordier & Cie (UK) Plc 79 Pall Mall London SW1Y 5ES	

# THE GLASS-HOUSE TRUST

## 5 April 2022

### REPORT OF THE TRUSTEES

The Trustees present their report and the audited financial statements for the year ended 5 April 2022.

Legal and administrative information set out on page 1 forms part of this report. The financial statements comply with current statutory requirements, the Trust deed, and the Statement of Recommended Practice - Accounting and Reporting by Charities: SORP applicable to charities preparing their accounts in accordance with FRS 102.

#### Objects

The objects of the Trust as given in the memorandum and articles are for general charitable purposes. The current areas of interest are reflected in the grant-making activities, as detailed on page 5 of the Report of the Trustees.

#### Organisation

The Trust is one of the Sainsbury Family Charitable Trusts, which share a common administration. The Funder of the Trust is Alex Sainsbury.

Trustees are appointed by ordinary resolution and are provided with relevant information relating to their responsibilities as Trustees.

The Trustees are aware of the latest Charity Governance Code which sets out the principles and recommended practice for good governance within the sector. The Charity has reviewed its governance arrangements against the principles within the code and believes that it is compliant to an appropriate extent at the current time.

Trustees are aware of the Charity Commission guidance on charity and public benefit and confirm that they have complied with the duty in Section 17 of the Charities Act 2011 to have due regard to it. They consider the full information which follows in this annual report, about the Trust's aims, activities and achievements in the many areas of interest that the Trust supports demonstrates the benefit to its beneficiaries, and through them to the public, that arise from those activities.

#### Fundraising Policy

The Trust does not undertake fundraising from the general public and does not use professional fundraisers or commercial participators. The income of the Trust is not bound by any regulatory scheme, and the Trust does not consider it necessary to comply with any voluntary code of practice relating to fundraising.

We have received no complaints in relation to any fundraising activities. As we do not approach individuals for the purpose of raising funds, we do not have specific requirements related to fundraising activities, nor do we consider it necessary to design specific procedures to monitor such activities.

#### Reserves Policy and going concern

It is the policy of the Trustees to approve grants for payment over a period of years, subject to certain conditions over the life of the grant. Those expected to be paid within twelve months of the year end are accrued in the accounts, whilst those due to be paid later than this are not accrued and represent funds earmarked for continued support to certain existing beneficiaries, although recipients have not yet met the conditions of the grant. Cash flow projections for income and expenditure are regularly reviewed to ensure that the level of available reserves is adequate and that the Trust is in a position to meet all its commitments.



## THE GLASS-HOUSE TRUST

### 5 April 2022

#### REPORT OF THE TRUSTEES (continued)

The Trustees consider that when possible it is appropriate to hold free funds, both to meet the short-term working capital needs of the Trust and in anticipation of the potential payment of subsequent grant instalments. In the event that the Trustees find themselves unable to meet current commitments from unrestricted reserves, they would be willing to draw on expendable endowment in order to meet those commitments, as they see fit. As at 5 April 2022, the Trust held total free funds of £8.6 million (2021: £9 million), all of which is comprised entirely of expendable endowment.

The Trustees are not aware of any material uncertainties that would prevent the financial statements from being prepared on a going concern basis.

#### Risk Assessment

The Trustees have examined the major strategic, business and operational risks to which the Trust may be exposed. Through the joint office of the Sainsbury Family Charitable Trusts, adequate systems are in place to meet such potential risks as the Trustees have identified. The Trustees continue to be vigilant and to keep processes under review.

The Trustees identified the uncertainty of financial returns to constitute the charity's major financial risk. This is mitigated by having a diversified financial portfolio under the management of a major investment house. The Trustees regularly review investment strategy and monitor financial performance.

Trustees have identified as a key risk the misuse of funds by a grant beneficiary. To mitigate this risk, funds are awarded following a thorough assessment and grants are regularly monitored. Grants awarded for more than one year are subject to annual review.

#### Staff Remuneration

The remuneration of the senior staff (including key management personnel) is reviewed by the Trustees on an annual basis taking into account the requirements of their role and performance during the year. From time to time the SFCT Management Committee benchmarks pay levels against the comparable positions in similar organisations.

#### Investment Policy and Performance

Trustees meet with their investment managers regularly to discuss investment strategy and also to seek to ensure that the Trust's income requirements are met and that long term capital growth is in line with relevant indices. The Trustees normally hold investments for the long term.

During the period, the portfolio at a consolidated level increased in value, by 7.47% (2021: increased by 13.6%). This compares with an increase in the ARC Sterling Balance Asset account, which increased by 3.46% (2021: increased by 17.86%).

The endowment assets of the Trust remain significant and these will continue to return income to the Trust. The level of income generated by the portfolio has now stabilised following the Covid-19 pandemic and the Trust will continue to pay out to its beneficiaries in accordance with the Trust's objects.

The memorandum and articles of the Trust empower the Trustees to appoint investment advisers who have discretion to invest the funds of the Trust within guidelines established by the Trustees.

#### Review of the Past Year

The net unrestricted expenditure of the Trust for the year after charging support costs was £1,147,493 (2021: £521,188). The net assets of the Charity decreased from £10,077,066 at 5 April 2021 to £9,594,477 at 5 April 2022, a decrease of 4.7%.

# THE GLASS-HOUSE TRUST

## 5 April 2022

### REPORT OF THE TRUSTEES (continued)

The Trustees met once during the year to make and review grants and twice more to review investment activity. During the year, grants to the value of £3,546,500 (2021: £nil) were approved.

Grants are made to projects initiated by the Settlor or Trustees, including projects initiated jointly by the Trustees and the beneficiary ("Projects initiated by Trustees"), and projects drawn to Trustees' attention which they consider have particular merit ("Other projects"). Grants paid during the year may be analysed by number and by value in these two categories as follows:

	Grants Paid	Value £
Projects initiated by Trustees	6	436,500
Other projects	9	69,000
	15	505,500

Grants paid in 2021/22 are listed on pages 5-7, together with a brief description of the wider aims of each organisation supported.

#### Future Plans

The Trust will continue to support projects in accordance with the categories described above. Trustees do not foresee a significant change in projects supported in the next few years.

### GRANTS PAID

#### PROJECTS INITIATED BY TRUSTEES - £436,500

##### A Space - £55,000

Grant paid towards the Director's salary.

A Space provides therapeutic support – especially through creative activities – for children within primary and secondary schools in Hackney. This pioneering project was set up by Trustees in 1998 and aims to foster children's emotional expression and development.

##### Four Corner Books - £100,000

Towards the charity's running costs.

This not-for-profit publisher seeks to bring art history to life. It aims to create a space to reflect on artists and creative outputs from the recent past that have been overlooked, and to champion this creativity, in an accessible way.

# THE GLASS-HOUSE TRUST

## 5 April 2022

### REPORT OF THE TRUSTEES (continued)

#### **Glass-House Community-Led Design - £106,500**

Towards core costs and for its archive project (two grants).

This project was set up by Trustees in 2000 and established as an independent charity in 2006. It provides design advice to residents and communities participating in the regeneration of social housing, neighbourhood buildings, spaces and streets. The charity also train professionals and members of the public in participatory design for the built environment

#### **MayDay Rooms - £50,000**

Towards the charity's running costs.

MayDay Rooms is an educational archiving project based in London's Fleet Street, which was initiated in collaboration with the Glass-House Trust. MayDay Rooms finds ways to make publicly available, conserve and study archives and other historical material linked to social movements, experimental culture, and marginalised figures and groups. The work involves extensive transfer of fragile materials into digital forms, and exploration of these materials through workshops, public events, discussions, exhibitions, and the training up of 'citizen archivists.'

#### **Raven Row - £125,000**

Towards the charity's running costs.

Raven Row is a contemporary art exhibition centre in Spitalfields, East London established in historic and award-winning contemporary buildings in 2009. Raven Row makes exhibitions of modern and contemporary art, which are free to the public to visit. Programmes of publications, discussions and events are organised alongside these exhibitions. In 2018, Raven Row entered a reflective period to assess its nine years of exhibition making and research a future programme. In the meantime, it will open up its galleries to a residency programme for young community and outreach-based artist groups.

### **OTHER PROJECTS - £69,000**

#### **Concrete Action - £5,000**

Towards a residency in Limehouse Town Hall.

#### **F\* Choir - £2,000**

Towards running costs.

#### **Healing Justice London - £5,000**

Towards running costs.

#### **June Givanni Pan African Cinema Archive - £10,000**

Towards the costs of cataloguing.

#### **Money for Madagascar - £22,000**

Towards the famine appeal in Madagascar, and for Akany Hasina to cover extra costs and loss of income raising from the Covid-19 pandemic (2 grants).

**THE GLASS-HOUSE TRUST**  
**5 April 2022**

**REPORT OF THE TRUSTEES (continued)**

**The Sainsbury Archive - £5,000**

Towards core costs.

The Sainsbury Archive, housed at the Museum of Docklands, documents the history of J Sainsbury plc from its foundation in Drury Lane in 1869, but also provides a unique record of the history of retailing since the mid-19th century and the impact of this on society.

**Transform Drug Policy Foundation - £15,000**

Towards the charity's running costs.

Drug policy is a matter of public concern which impacts on many people's lives directly and indirectly. Transform highlights the negative social and economic costs of wholesale prohibition and encourages rational discussion of alternative approaches.

**Voices that Shake - £5,000**

Towards the charity's running costs.



**THE GLASS-HOUSE TRUST**  
**5 April 2022**

## **STATEMENT OF TRUSTEES' RESPONSIBILITIES**

The Trustees (who are also directors of The Glass-House Trust 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).

Company law requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing these financial statements, the Trustees are required to:

- Select suitable accounting policies and then apply them consistently;
- Observe the methods and principles in the Charities SORP;
- Make judgements and estimates that are reasonable and prudent;
- State whether applicable UK Accounting Standards and statements of recommended practice have been followed, subject to any material departures disclosed and explained in the financial statements;
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

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

In so far as the Trustees are aware:

- There is no relevant audit information of which the charitable company's auditor is unaware;
- 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.

Approved by the Board on 24 November 2022 and signed on their behalf by:

Alex Sainsbury – Settlor

## THE GLASS-HOUSE TRUST

### 5 April 2022

## INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF THE GLASS-HOUSE TRUST

### Opinion

We have audited the financial statements of The Glass-House Trust (the 'charitable company') for the year ended 5 April 2022 which comprise the statement of financial activities, balance sheet, statement of cash flows and notes to the financial statements, including 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 at 5 April 2022 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
- 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.

### 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 Glass-House 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.

### Other Information

The other information comprises the information included in the Trustees' 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

## THE GLASS-HOUSE TRUST

### 5 April 2022

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 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 trustees' 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 directors were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemptions in preparing the trustees' annual report and from the requirement to prepare a strategic report.

#### **Responsibilities of Trustees**

As explained more fully in the statement of Trustees' responsibilities set out in the Trustees' annual report, 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 the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

**THE GLASS-HOUSE TRUST**  
**5 April 2022**

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 are set out below.

**Capability of the audit in detecting irregularities**

In identifying and assessing risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, our procedures included the following:

- We enquired of management and the board of Trustees, which included obtaining and reviewing supporting documentation, concerning the charity's policies and procedures relating to:
  - Identifying, evaluating, and complying with laws and regulations and whether they were aware of any instances of non-compliance;
  - Detecting and responding to the risks of fraud and whether they have knowledge of any actual, suspected, or alleged fraud;
  - The internal controls established to mitigate risks related to fraud or non-compliance with laws and regulations.
- We inspected the minutes of meetings of those charged with governance.
- We obtained an understanding of the legal and regulatory framework that the charity operates in, focusing on those laws and regulations that had a material effect on the financial statements or that had a fundamental effect on the operations of the charity from our professional and sector experience.
- We communicated applicable laws and regulations throughout the audit team and remained alert to any indications of non-compliance throughout the audit.
- We reviewed any reports made to regulators.
- We reviewed the financial statement disclosures and tested these to supporting documentation to assess compliance with applicable laws and regulations.
- We performed analytical procedures to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud.
- 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 tested significant transactions that are unusual or those outside the normal course of business.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

A further description of our responsibilities is available 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.



**THE GLASS-HOUSE TRUST**  
**5 April 2022**

**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.

Noelia Serrano (Senior statutory auditor)

1 December 2022

for and on behalf of Sayer Vincent LLP, Statutory Auditor  
Invicta House, 108-114 Golden Lane, LONDON, EC1Y 0TL

**THE GLASS-HOUSE TRUST**  
**5 April 2022**

**STATEMENT OF FINANCIAL ACTIVITIES**

**FOR THE YEAR ENDED 5 APRIL 2022**

		<b>Unrestricted</b>	<b>Expendable</b>	<b>Total Funds</b>	<i>Restated</i> <b>Total Funds</b>
	<i>Notes</i>	<b>Funds</b>	<b>Endowment</b>	<b>2022</b>	<b>2021</b>
		<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
<b>Income from:</b>					
Investments	3	175,993	-	175,993	192,144
Bank deposit interest		27	-	27	58
<b>Total income and endowments</b>		<b>176,020</b>	<b>-</b>	<b>176,020</b>	<b>192,202</b>
<b>Expenditure on:</b>					
<b>Cost of raising funds</b>					
Investment management costs		-	25,595	25,595	24,415
<b>Charitable activities</b>					
Grant-making:					
Grant expenditure	4	1,011,500	-	1,011,500	395,530
Governance and Support costs	5	110,398	-	110,398	101,243
Cost of grant-making		1,121,898	-	1,121,898	496,773
<b>Total expenditure</b>		<b>1,121,898</b>	<b>25,595</b>	<b>1,147,493</b>	<b>521,188</b>
<b>Net expenditure before gains on investments</b>		<b>(945,878)</b>	<b>(25,595)</b>	<b>(971,473)</b>	<b>(328,986)</b>
Net gains on investments	8	-	488,884	488,884	1,307,812
Loss on foreign exchange		-	-	-	(35,780)
Transfers between funds	11	945,878	(945,878)	-	-
<b>Net movement in funds</b>		<b>-</b>	<b>(482,589)</b>	<b>(482,589)</b>	<b>943,046</b>
<b>Reconciliation of funds:</b>					
Total funds brought forward	11	-	10,077,066	10,077,066	9,449,712
Prior period adjustment	13	-	-	-	(315,692)
<b>Total funds brought forward (as restated)</b>		<b>-</b>	<b>10,077,066</b>	<b>10,077,066</b>	<b>9,134,020</b>
<b>Total funds carried forward</b>		<b>-</b>	<b>9,594,477</b>	<b>9,594,477</b>	<b>10,077,066</b>

The notes on pages 16 to 27 form part of these accounts.

**THE GLASS-HOUSE TRUST**  
**5 April 2022**

**BALANCE SHEET**

Company number: 7866189

**AS AT 5 APRIL 2022**

	<i>Notes</i>	<b>2022</b>	<i>Restated</i> <b>2021</b>
		£	£
<b>FIXED ASSETS</b>			
Tangible fixed assets	7	964,106	1,036,697
Investments	8	9,436,353	9,109,305
		<u>10,400,459</u>	<u>10,146,002</u>
<b>CURRENT ASSETS</b>			
Debtors	9	-	15,271
Cash at bank and in hand		<u>120,145</u>	<u>336,756</u>
		120,145	352,027
<b>CURRENT LIABILITIES</b>			
Creditors - amounts falling due within 1 year	10	<u>(926,127)</u>	<u>(420,963)</u>
<b>NET CURRENT LIABILITIES</b>		(805,982)	(68,936)
<b>NET ASSETS</b>		<u>9,594,477</u>	<u>10,077,066</u>
<b>CAPITAL FUNDS</b>			
Expendable endowment	11	9,594,477	10,077,066
<b>INCOME FUNDS</b>			
Unrestricted funds	11	-	-
		<u>9,594,477</u>	<u>10,077,066</u>

The financial statements were approved and authorised for issue by the Trustees on 24 November 2022 and were signed on their behalf by :

TRUSTEE

The notes on pages 16 to 27 form part of these accounts.

**THE GLASS-HOUSE TRUST**  
**5 April 2022**

**CASH FLOW STATEMENT FOR THE YEAR ENDED 5 APRIL 2022**

**RECONCILIATION OF NET EXPENDITURE TO NET CASH OUTFLOW FROM OPERATING ACTIVITIES**

	<b>2022</b>	<i>Restated</i> <b>2021</b>
	<u>£</u>	<u>£</u>
<b>Cash flows from operating activities</b>		
<b>Net cash used in operating activities</b>	<u>(554,467)</u>	<u>(425,438)</u>
<b>Cash flows from investing activities</b>		
Dividends and income	176,020	192,202
Purchase of investments	(2,127,843)	(2,854,765)
Purchase of fixed assets	-	(2,007)
Sale of investments	2,323,070	1,999,279
<b>Net cash provided by/(used in) investing activities</b>	<u>371,247</u>	<u>(665,291)</u>
Change in cash and cash equivalents in the year	(183,220)	(1,090,729)
Cash and cash equivalents at the beginning of the year	382,205	1,476,485
<b>Cash and cash equivalents at the end of the year</b>	<u>198,985</u>	<u>385,756</u>

<b>Reconciliation of net cash used in operating activities</b>	<b>2022</b>	<b>2021</b>
	<u>£</u>	<u>£</u>
Net movement in funds as per statement of financial activities	(482,589)	943,046
Gains on investments	(488,884)	(1,307,812)
Dividends and income	(176,020)	(192,202)
Exchange losses	0	35,780
Depreciation charge	72,591	72,591
(Increase)/decrease in debtors	15,271	(12,740)
Increase in creditors	505,164	35,899
<b>Net cash used in operating activities</b>	<u>(554,467)</u>	<u>(425,438)</u>

**Analysis of the balance of cash as shown in the balance sheet**

	<b>2022</b>	<b>2021</b>	<b>Change in</b> <b>year</b>
		<u>£</u>	<u>£</u>
Cash at bank and in hand	120,145	336,756	(216,611)
Cash balances held by investment manager for reinvestment	78,840	45,449	33,391
	<u>198,985</u>	<u>382,205</u>	<u>(183,220)</u>

The notes on pages 16 to 27 form part of these accounts.

# THE GLASS-HOUSE TRUST

## 5 April 2022

### NOTES TO THE ACCOUNTS

#### 1. STATUTORY

The charity is a company limited by guarantee (registered number 7866189), which is incorporated and domiciled in the UK and is a public benefit entity. The address of the registered office is The Peak, 5 Wilton Road, London SW1V 1AP.

#### 2. PRINCIPAL ACCOUNTING POLICIES

##### a) Basis of preparation

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 (FRS 102) - (Charities SORP FRS 102), The Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

The financial statements have been prepared to give a 'true and fair view' and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair view'. This departure has involved following Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

The trust constitutes a public benefit entity as defined by FRS 102.

In the view of the Trustees, there are no material uncertainties casting doubt on the going concern of the charity.

Having assessed the Trust's financial position and plans for the foreseeable future, the Trustees are satisfied that it remains appropriate to prepare the financial statements on the going concern basis.

The endowment assets of the Trust remain significant, and the Trust will continue to pay out to its beneficiaries in accordance with the Trust's objects.

##### b) Income

- (i) Income is shown gross which includes the associated tax credit unless the tax so deducted is considered irrecoverable.
- (ii) Dividends are included by reference to their due dates.
- (iii) Interest is included when receivable.

# THE GLASS-HOUSE TRUST

## 5 April 2022

### NOTES TO THE ACCOUNTS

#### 2. ACCOUNTING POLICIES (cont ...)

##### c) Expenditure on Charitable Activities

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. Expenditure is classified under the following activity headings.

Costs of generating funds represent amounts paid to the Trust's external investment advisors.

Charitable activities expenditure comprises grants and donations awarded by the Trustees in accordance with the criteria set out in the Trust Deed, together with grant related support costs.

Grants payable are made to third parties in furtherance of the charity's objects. Single or multi-year grants are accounted for when either the recipient has a reasonable expectation that they will receive a grant and the trustees have agreed to pay the grant without condition, or the recipient has a reasonable expectation that they will receive a grant and that any condition attaching to the grant is outside of the control of the charity.

The view of the trustees is that any instalments payable within 12 months of the reporting date are expected to be paid regardless of the status of attached conditions and so these are accrued. Any payments due in more than 12 months from the reporting date, where conditions exist that have not been met at the reporting date, are not accrued but are reported as an unaccrued future commitment (see note 4).

Grant related support costs represent staff, office and governance costs incurred in managing the grant award programme. They include a share of the staff and office costs of the joint offices of the Sainsbury Family Charitable Trusts, which are allocated in proportion to the time spent on Trust matters and grants paid.

Costs include a share of the staff and office costs of the joint offices of the Sainsbury Family Charitable Trusts, which are allocated in proportion to the time spent on Trust matters and grants paid.

##### d) Investments

Investments are a form of basic financial instrument and are initially recognised at their transaction value and subsequently measured at their fair value as at the balance sheet date using the closing quoted market price. Any change in fair value will be recognised in the statement of financial activities. Investment gains and losses, whether realised or unrealised, are combined and shown in the heading "Net gains/(losses) on investments" in the statement of financial activities. The charity does not acquire put options, derivatives or other complex financial instruments.

##### e) Cost of administration

These costs include a share of the staff and office costs of the joint offices of the Sainsbury Family Charitable Trusts, which are allocated in proportion to the time spent on Trust matters and grants paid.

##### f) Debtors

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.

# THE GLASS-HOUSE TRUST

## 5 April 2022

### NOTES TO THE ACCOUNTS

#### 2. ACCOUNTING POLICIES (cont ...)

##### **g) Financial Instruments**

The Trust has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value. Financial assets held at amortised cost comprise cash at bank and in hand, together with accrued interest and other debtors. Financial liabilities held at amortised cost comprise grants payable and accruals.

##### **h) Cash and cash equivalents**

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.

##### **i) Fixed assets/depreciation**

Items of equipment are capitalised where the purchase price exceeds £5,000. Depreciation costs are allocated to activities on the basis of the use of the related assets in those activities. Assets are reviewed for impairment if circumstances indicate their carrying value may exceed their net realisable value and value in use. Major components are treated as a separate asset where they have significantly different patterns of consumption of economic benefits and are depreciated separately over its useful life.

Fixed assets are depreciated at rates which reflect their useful life to the Trust. The following rates have been used:

Freehold property (held at cost) - 50 years

Freehold property improvements - 10 years

Leasehold improvements - 10 years straight line for improvements made in 2012, 7 years straight line for improvements made in 2020

During the year a review of the depreciation rate policy was undertaken. It was agreed that the depreciation rate for freehold property improvements should be reduced from 50 years to 10 years to better reflect the useful life of the additions. A prior period adjustment, as detailed in note 13, has been made to correct this.

##### **j) Creditors and provisions**

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

##### **k) Pensions**

Contributions to defined contribution plans are charged to the statement of financial activities in the period to which they relate.

**THE GLASS-HOUSE TRUST**  
**5 April 2022**

## NOTES TO THE ACCOUNTS

### 2. ACCOUNTING POLICIES (cont ...)

#### 1) Critical accounting judgements and key sources of estimation uncertainty

In the application of the charity's accounting policies, which are described above, Trustees are required to make judgements, estimates and assumptions about the carrying values of assets and liabilities that are not readily apparent from other sources. The estimates and underlying 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 if the revision affects only that period, or in the period of the revision and future periods if the revision affects the current and future periods.

In the view of the Trustees, no assumptions concerning the future or estimation uncertainty affecting assets and liabilities at the balance sheet date are likely to result in a material adjustment to their carrying amounts in the next financial year.

### 3. INVESTMENT INCOME

Income received on investments may be analysed as follows:

	<b>2022</b>		<b>2021</b>	
	<b>£</b>	<b>%</b>	<b>£</b>	<b>%</b>
Fixed Interest	34,249	19	44,076	23
U.K. Equities	52,573	30	73,950	38
Overseas equities	89,171	51	74,118	39
	<b>175,993</b>	<b>100</b>	<b>192,144</b>	<b>100</b>



**THE GLASS-HOUSE TRUST**  
**5 April 2022**

**NOTES TO THE ACCOUNTS**

**4. GRANTS PAYABLE**

	<b>2022</b>		<b>2021</b>	
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
<b>Reconciliation of grants payable:</b>				
Commitments at 6 April 2021		400,000		375,000
Grants not accrued at 6 April 2021	375,000		770,530	
Grants approved in the period	3,546,500		-	
Grants cancelled	(45,000)		-	
Grants not accrued at 5 April 2022	<u>(2,865,000)</u>		<u>(375,000)</u>	
<b>Grants payable for the period</b>		<b>1,011,500</b>		<b>395,530</b>
Grants paid/refunded during the period		(505,500)		(370,530)
Commitments at 5 April 2022		<u>906,000</u>		<u>400,000</u>
<b>Commitments at 5 April 2022 are payable as follows:</b>				
		<b>2022</b>		<b>2021</b>
		<b>£</b>		<b>£</b>
Within one year (note 10)		<u>906,000</u>		<u>400,000</u>

**Commitments**

In addition to the amounts committed and accrued noted above, the Trustees have also authorised certain grants that are subject to the recipient fulfilling certain conditions. The total amount authorised but not accrued as expenditure at 5 April 2022 was £2,865,000 (2021: £375,000).

**A list of grants payable for the current and prior year can be found in Appendix A on page 28.**

# THE GLASS-HOUSE TRUST

## 5 April 2022

### NOTES TO THE ACCOUNTS

#### 5. SUPPORT AND GOVERNANCE COSTS

##### Current yer

	Provision of Accommodation for charities	Grant- Making	Governance	Total 2022
	£	£	£	£
Staff costs	-	10,142	2,196	12,337
Share of joint office costs	-	8,846	-	8,846
Direct costs including travel	1,800	1,329	-	3,129
Legal and professional fees	-	3,702	13	3,715
Depreciation	71,574	1,017	-	72,591
Auditor's remuneration	-	-	9,780	9,780
	<u>73,374</u>	<u>25,036</u>	<u>11,989</u>	<u>110,398</u>

##### Prior year (*restated*)

	Provision of Accommodation for charities	Grant- Making	Governance	Total 2021
	£	£	£	£
Staff costs	-	8,472	2,024	10,496
Share of joint office costs	-	6,297	-	6,297
Direct costs including travel	-	548	-	548
Legal and professional fees	-	3,288	-	3,288
Depreciation	71,574	1,017	-	72,591
Auditor's remuneration	-	-	8,023	8,023
	<u>71,574</u>	<u>19,622</u>	<u>10,047</u>	<u>101,243</u>

No Trustee (2021: none) received remuneration or was reimbursed expenses during the period for their services as trustee.

Included in auditor's remuneration is:

	£
Fee for the completion of the 2021/22 audit	7,080
Under accrual of 19/20 Corporation tax return fee	60
Under accrual of 20/21 Corporation tax return fee	1,200
Fee for the completion of the 2021/22 Corporation tax return	<u>1,440</u>
	9,780

Total fees for statutory audit were £5,900 (2021: £8,545) excluding VAT. Charges for the preparation of Corporation Tax returns, including under accrual in prior years were £2,250 (2021: £1,000) excluding VAT.

# THE GLASS-HOUSE TRUST

## 5 April 2022

### NOTES TO THE ACCOUNTS

#### 6. ANALYSIS OF STAFF COSTS

	2022	2021
	£	£
Salaries and wages	10,196	8,607
Social security costs	1,167	972
Other pension costs	974	917
	<u>12,337</u>	<u>10,496</u>

The Trust is one of the Sainsbury Family Charitable Trusts which share a joint administration at the Registered Office. 0.1% (2021: 0.2%) of the total support and administration costs of these trusts have been allocated to the Glass House Trust, including a proportionate share of the costs of employing the total number of staff serving in the office in 2021/22.

The actual number of staff employed during the year was 7, all on a part-time basis (2020/21: 6). This equates to 0.08 full-time employees (2020/21: 0.08). The Trust considers its key management personnel to comprise the Principal Officers. The total employment benefits, including employer pension contributions to group personal pensions, of those key management personnel, were £2,201 (2020/21: £2,488). No employees of the charity earned in excess of £60,000 (2020/21: none).

#### 7. TANGIBLE FIXED ASSETS (*restated*)

	Freehold property	Freehold improvements	Leasehold improvements	Total 2022
	£	£	£	£
<b><u>Cost</u></b>				
Balance at 5 April 2021	1,164,346	482,873	9,307	1,656,526
Additions	-	-	-	-
<b>Balance at 5 April 2022</b>	<u>1,164,346</u>	<u>482,873</u>	<u>9,307</u>	<u>1,656,526</u>
<b><u>Depreciation</u></b>				
Balance at 6 April 2021	209,719	403,253	6,857	619,829
Charge for the period	23,287	48,287	1,017	72,591
<b>Accumulated depreciation at 5 April 2022</b>	<u>233,006</u>	<u>451,540</u>	<u>7,874</u>	<u>692,420</u>
<b>Net book value at 5 April 2022</b>	<u>931,340</u>	<u>31,333</u>	<u>1,433</u>	<u>964,106</u>
Net book value at 5 April 2021	<u>954,627</u>	<u>79,620</u>	<u>2,450</u>	<u>1,036,697</u>

**THE GLASS-HOUSE TRUST**  
**5 April 2022**

**NOTES TO THE ACCOUNTS**

**8. FIXED ASSET INVESTMENTS**

	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
Market value 6 April 2021	9,063,856	6,936,338
Less: Disposals at proceeds	(2,323,070)	(1,999,279)
Add: Acquisitions at cost	2,127,843	2,854,765
Net gain on revaluation of investments	488,884	1,272,032
<b>Market value 5 April 2022</b>	<b>9,357,513</b>	<b>9,063,856</b>
Investment cash holdings	78,840	45,449
<b>Total investments</b>	<b>9,436,353</b>	<b>9,109,305</b>
Historical cost 5 April 2022	9,093,417	9,130,637

The investments held as at 5 April 2022 were as follows:

	<b>2022</b>		<b>2021</b>	
	<b>Cost</b>	<b>Market Value</b>	<b>Cost</b>	<b>Market Value</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Fixed Interest	237,107	254,098	1,039,311	1,041,487
UK Equities	2,091,425	1,626,891	2,142,461	1,617,455
Overseas Equities	4,884,628	5,571,347	4,969,776	5,408,709
Alternatives	1,801,417	1,905,177	933,640	996,205
Cash held for reinvestment	78,840	78,840	45,449	45,449
	9,093,417	9,436,353	9,130,637	9,109,305

During the year £332,110 (2021: £159,247) was disinvested from the investment portfolio to support the Trust's grant expenditure.

**9. DEBTORS**

	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
Accrued income	-	15,271
	-	15,271

**THE GLASS-HOUSE TRUST**  
**5 April 2022**

**NOTES TO THE ACCOUNTS**

**10. CREDITORS - amounts falling due within one year**

	<b>2022</b>	<b>2021</b>
	£	£
Grants payable (note 4)	906,000	400,000
Professional charges	9,072	11,160
Other creditors	11,055	9,803
	<u>926,127</u>	<u>420,963</u>

**11. ANALYSIS OF NET ASSETS BETWEEN FUNDS**

	<b>Unrestricted Funds</b>	<b>Expendable Endowment</b>	<b>Totals 2022</b>
	£	£	£
Fund balances at 5 April 2022 are represented by:			
Tangible fixed assets	-	964,106	964,106
Investments	-	9,436,353	9,436,353
Current assets	926,127	(805,982)	120,145
Current liabilities	(926,127)	-	(926,127)
<b>Total net assets</b>	<u>-</u>	<u>9,594,477</u>	<u>9,594,477</u>

**Movement in the year**

Opening balance as at 6 April 2021	-	10,077,066	10,077,066
Total income and endowments	176,020	-	176,020
Cost of raising funds	-	(25,595)	(25,595)
Cost of grant-making	(1,121,898)	-	(1,121,898)
Net gain on investments	-	488,884	488,884
Transfers between funds	945,878	(945,878)	-
<b>Closing balance as at 5 April 2022</b>	<u>-</u>	<u>9,594,477</u>	<u>9,594,477</u>

During the year, there was a deficit of income over expenditure on the unrestricted funds of £907,249 (2021: £269,491). This has been funded by a transfer from expendable endowment.

**THE GLASS-HOUSE TRUST**  
**5 April 2022**

**NOTES TO THE ACCOUNTS**

**11. ANALYSIS OF NET ASSETS BETWEEN FUNDS (Continued)**

**Comparative analysis of net assets between funds for the year ended 5 April 2021**

<i>Restated</i>	<b>Unrestricted Funds</b>	<b>Expendable Endowment</b>	<b>Totals 2021</b>
	£	£	£
Fund balances at 5 April 2021 are represented by:			
Tangible fixed assets	-	1,036,697	1,036,697
Investments	-	9,109,305	9,109,305
Current assets	420,963	(68,936)	352,027
Current liabilities	(420,963)	-	(420,963)
<b>Total net assets</b>	<b>-</b>	<b>10,077,066</b>	<b>10,077,066</b>
<b>Movement in the year</b>			
Opening balance as at 5 April 2020	-	9,449,712	9,449,712
Total income and endowments	192,202	-	192,202
Cost of raising funds	-	(24,415)	(24,415)
Cost of grant-making	(496,773)	-	(496,773)
Net gain on investments	-	1,307,812	1,307,812
Loss on foreign exchange	-	(35,780)	(35,780)
Transfers between funds	304,571	(304,571)	-
<b>Closing balance as at 5 April 2021</b>	<b>-</b>	<b>10,392,758</b>	<b>10,392,758</b>

**THE GLASS-HOUSE TRUST**  
**5 April 2022**

**NOTES TO THE ACCOUNTS**

**12. RELATED PARTY TRANSACTIONS**

Included within governance and support costs is a total of £3,702 (2021: £3,288) payable for legal services to Portrait Solicitors, a firm in which Miss J S Portrait was a partner. £3,072 (2021: £2,592) was yet to be invoiced at the end of the financial year.

During the year, five (2021: no) grants totalling £3.43 million (2021: £nil) were approved where a conflict of interest with a beneficiary was indentified. All grants are multi year, and subsequent payments subject to reporting terms and conditions.

All grant-making is made at arm's length, and in the normal course of the Trust's activities. Where any conflicts of interest may occur, appropriate action is taken to mitigate any risk of undue influence or control in the decision-making process. Applicant organisations are not controlled by The Glass-House Trust, and the Trustees are mindful of the need to consider any potential conflicts of interest when making grant awards.

**13. PRIOR PERIOD ADJUSTMENT**

During the year a review of the depreciation rate policy was undertaken. It was agreed that the depreciation rate for freehold property improvements should be reduced from 50 years to 10 years to better reflect the useful life of the additions. The impact of this change is as follows:

**Reserves position**

	<u>At 5 April 2021</u>	<u>At 6 April 2020</u>
	£	£
Funds previously reported	10,427,837	9,449,712
Adjustment on restatement:		
Cumulative depreciation additions for property improvements	(350,771)	(315,692)
<b>Restated funds</b>	<u><u>10,077,066</u></u>	<u><u>9,134,020</u></u>

**Impact on income and expenditure**

	<u>Year ended 5 April 2021</u>
	£
Net income as previously reported	978,125
Adjustment on restatement:	
Additional depreciation on property improvements	(35,079)
<b>Net income as restated</b>	<u><u>943,046</u></u>

**THE GLASS-HOUSE TRUST**  
**5 April 2022**

**NOTES TO THE ACCOUNTS**

**14. COMPARATIVE STATEMENT OF FINANCIAL ACTIVITIES  
FOR THE YEAR ENDED 5 APRIL 2021**

		Unrestricted	Expendable	Restated Total Funds
	<i>Notes</i>	Funds	Endowment	2021
		£	£	£
<b>Income from:</b>				
Investments	3	192,144	-	192,144
Bank deposit interest		58	-	58
<b>Total income</b>		192,202	-	192,202
<b>Expenditure on:</b>				
<b>Cost of raising funds</b>				
Investment management costs		-	24,415	24,415
<b>Charitable activities</b>				
Grant-making				
Grant expenditure	4	395,530	-	395,530
Governance and Support costs	5	101,243	-	101,243
<b>Cost of grant-making</b>		496,773	-	496,773
<b>Total Expenditure</b>		496,773	24,415	521,188
<b>Net expenditure before gains/(losses) on investments</b>		(304,571)	(24,415)	(328,986)
Loss on investments	8	-	1,307,812	1,307,812
Gain on foreign exchange		-	(35,780)	(35,780)
Transfers between funds		304,571	(304,571)	-
<b>Net movement in funds</b>		-	943,046	943,046
<b>Reconciliation of funds</b>				
Total funds brought forward	11	-	9,449,712	9,449,712
Prior period adjustment	13	-	(315,692)	(315,692)
<b>Total funds brought forward (as restated)</b>		-	9,134,020	9,134,020
<b>Total funds carried forward</b>		-	10,077,066	10,077,066



**THE GLASS-HOUSE TRUST**  
**5 April 2022**

**APPENDIX A-GRANTS PAYABLE**

**Grants payable - 2022**

The amounts payable in the year included the following:

	£
<b>Projects Initiated by Trustees</b>	
A Space	55,000
Four Corners Books	100,000
Glass-House Community-Led Design	106,500
Mayday Rooms	50,000
Raven Row	125,000
 <b>Other Projects</b>	
Concrete Action	5,000
F* Choir	2,000
Healing Justice London	5,000
June Givanni Pan African Cinema Archive	10,000
Money for Madagascar	22,000
The Sainsbury Archive	5,000
Transform Drug Policy Foundation	15,000
Voices that Shake	5,000
	505,500

**Grants payable – 2021**

The amounts payable in the year included the following:

	£
<b>Projects Initiated by Trustees</b>	
A Space	55,000
Glass-House Community-Led Design	100,000
Mayday Rooms	50,000
Raven Row	25,000
 <b>Other Projects</b>	
Four Corners Books	100,000
Money for Madagascar	20,530
The Sainsbury Archive	5,000
Transform Drug Policy Foundation	15,000
	370,530

