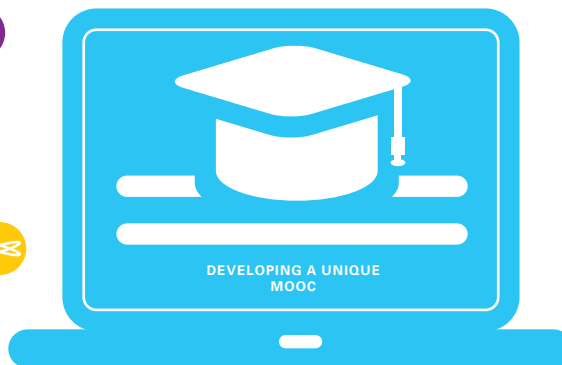


SAFER AIR  
RESEARCH



ENHANCED RECOVERY  
AFTER OBSTETRIC SURGERY



DEVELOPING A UNIQUE  
MOOC



BOOSTING  
UCLH ONLINE



MAKING VISITING BETTER



SUPPORTING  
FLU  
CAMPAIGN



ARTS AND  
HERITAGE



SUPPORTING  
FAMILIES



PREHABILITATION  
(MILE)  
PROGRAMME



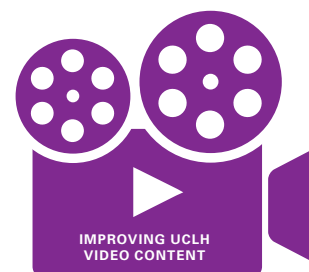
IMPROVING AND  
EXTENDING EPIC



NEW PORTABLE  
VESTIBULAR  
EQUIPMENT



EVALUATING NEW  
CLINICAL ROLES



IMPROVING UCLH  
VIDEO CONTENT



# SUPPORTING PATIENTS, STAFF AND RESEARCH

UNIVERSITY COLLEGE LONDON HOSPITALS CHARITY  
ANNUAL REPORT & ACCOUNTS 2021-22

**UCLH**  
charity

[uclhcharity.org.uk](https://uclhcharity.org.uk)



*Julius Dela Paz, charge nurse, with his cheer squad at the London Landmarks Half Marathon on 3 April 2022.*

Photographer: Adam Scott, 2022



OUR YEAR IN  
NUMBERS**£22.8M**Total income for  
2021-22**£12.0M**Total spend on  
charitable activities  
for 2021-22

# SUPPORTING PATIENTS, STAFF AND RESEARCH

Our mission is to improve  
the lives of patients at UCLH

**21  
22**

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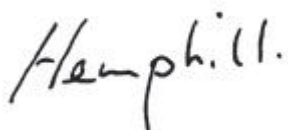
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# CHAIRMAN'S MESSAGE

“

The last year has seen many anniversaries and landmarks that illustrate the length, severity and impact of the pandemic. Two years since first lockdown (March 2022), one year since first vaccination (December 2021) and removal of social distancing restrictions (July 2021). Although the headlines indicate significant progress, times have remained extremely challenging.



**Lord Hemphill**  
Chairman



**UCLH was a surge centre for the region's sickest patients** and has been instrumental in recovery, as the local COVID 19 vaccination hub. Now, demand for services is at an all-time high and waiting lists are at record levels. This intensity and volume of work has taken its toll on staff. They are extremely tired and emotionally exhausted.

In recognition of the enormous commitment that UCLH staff have made over the last two years, we were delighted to provide £1m to the Be Well campaign in 2021. This

initiative brings together and adds to the staff well-being offering at UCLH, to ensure that staff have access to the practical, emotional and physical support whenever they need it. The campaign will evolve and will be constantly evaluated, so that staff well-being remains an integral part of UCLH.

As trustees it is very pleasing for us to see that our support is having a demonstrable impact as it has done during the pandemic. The Charity-funded EMAP technology platform supported patient care and safety, and allocation of resources in an extremely volatile clinical environment at the height of the pandemic. Now, as part of the recovery drive, our £5m funding of robotic surgery equipment has helped teams to reduce record waiting lists and double the number of hip and knee procedures performed in the last year.

Despite the pandemic, the culture of can-do and innovation continues to thrive, which shows just how remarkable UCLH is. The opening of the Grafton Way Building, mid-pandemic, was a significant achievement and a testament to the expertise and teamwork at UCLH. We were also very pleased to see the opening

of the Brandon Centre, a UCLH-led community outreach centre for young vulnerable people, which builds on the work of the Redthread project.

We were delighted to welcome David Probert as UCLH chief executive and look forward to working with him as UCLH continues to go from strength-to-strength.

The Charity is truly a team effort. I would like to thank everyone who has worked with us, supported us or raised money for us in the last year. Everything you do makes a difference.

I would also like to thank my fellow trustees for their guidance and wisdom, in this my first full year as chairman.

I wanted to end on the situation in Ukraine. The UCLH value of kindness is evident every day, on every ward, but it was extremely humbling to see how staff raised funds, donated their time and expertise to support the Ukrainian people in their hour of desperate need.

UCLH staff have commitment and compassion without boundaries. We are proud to support them.

Finally, as I write this, we are in a period of National Mourning and share in the nation's sorrow following the passing of Her Majesty, The Queen. Thank you ma'am for all your support for UCLH.

”

# ABOUT US

UCLH Charity is the official charity of University College London Hospitals (UCLH) NHS Foundation Trust, one of the largest and most complex hospital trusts in the country.

**We provide grants for projects 'over and above' what University College London Hospitals (UCLH) NHS Foundation Trust can realistically provide.** This includes improvement to clinical services, specialist equipment, enhancements to the environment and funding for pioneering research projects. We also support UCLH staff through training and development and wellbeing initiatives, so that they can provide the best possible care.

## Our history

**UCLH Charity can trace its roots back to 1745.** The present day charity was established as a result of several restructures and mergers. In April 2000 three separate charities – UCH Special Trustees, UCLH NHS Charity and Middlesex Hospital Special Trustees – merged to become UCLH Charity. In April 2017, we became an independent charity regulated by the Charity Commission.

## About UCLH

**UCLH is made up of the following hospitals:**

- University College Hospital (incorporating the Elizabeth Garrett Anderson Wing, the Grafton Way Building, the Macmillan Cancer Centre, UCH at Westmoreland Street and the Institute of Sport, Exercise and Health)
- Hospital for Tropical Diseases
- National Hospital for Neurology and Neurosurgery at Queen Square and Cleveland Street
- The Royal London Hospital for Integrated Medicine
- The Royal National ENT and Eastman Dental Hospitals



2

## Our strategy

**Our mission to support patient care at UCLH is delivered by four strategic aims:**

- 1 Ensure that the charity is run efficiently by knowledgeable trustees and effective staff, adhering to good governance, guided by the strategic direction of UCLH
- 2 Optimise capital through the investment strategy
- 3 Optimise income by investing in commercial opportunities and property
- 4 Award grants that go 'over and above' NHS provision in line with strategic priorities at UCLH

Read about our future priorities on page 5

1 University College Hospital

2 Crowds gather at University College Hospital, now the UCL Cruciform Building

## Our objectives

**We support UCLH. Our work focuses on four objectives to improve life for patients:**



### SUPPORTING PATIENT CARE

We support the Trust's strategy to improve the patient experience at UCLH. All our activities are aimed at making patients' lives better.



### TRAINING AND DEVELOPING STAFF

We provide funding for training and education to ensure that staff at UCLH are kept up-to-date with health care developments and are able to apply the latest clinical techniques to treat patients.



### ENVIRONMENT AND EQUIPMENT

We fund state-of-the-art equipment to enable UCLH to provide the best patient care. We also provide funding to make the hospital environment more pleasant for patients and visitors.



### ADVANCING RESEARCH

We fund a wide range of clinical research projects at UCLH which translate cutting-edge research and innovation into new and improved treatments for patients.



Read more about our work [uclhcharity.org.uk/does](https://uclhcharity.org.uk/does)

# OUR TRUSTEES

The trustees determine our strategic aims and assess the suitability of projects for the charity. Some have links within the NHS, while others have expertise in a wide range of fields including law and investments.



**Lord Hemphill**, chairman, has worked in investment management firms for over 40 years and also chairs the investment sub-committee. He serves as a trustee of charitable and family trusts and is chairman of the council at St. Mary's School Ascot.



**Dr Junaid Bajwa** is a practising GP, a non-executive director at UCLH and Chief Medical Scientist at Microsoft Research. He also holds academic posts at UCL, Harvard, & Stanford. He has a special interest in the use of technology and data to improve patient outcomes and delivering equitable impact, at scale.



**Mr Nigel Keen** is a Fellow of the Institute of Chartered Accountants, and the Institute of Engineering and Technology. His career covered venture capital, industry and banking. He is the chairman of various health and technology organisations which include MedAccess Guarantee Limited and Deltex Medical Group Plc.



**Mr Adrian Parkhouse** is a partner at the law firm, Farrer & Co LLP. A commercial litigator, he has particular experience in the conduct of disputes related to art. He has chaired the IBA's Art Heritage and Law Committee and served on the International Council of Museums Legal Committee. He now sits on the Ethics Committee of the Museums Association.



**Prof Donald Peebles** is a Professor of Maternal Fetal Medicine in the UCL Institute for Women's Health, Clinical Director of the London Maternity Network and he is national specialty advisor in obstetrics. He has a number of research interests that focus on improving the outcomes for women and their babies following complicated pregnancies.



**Mr James Petit** joined the board of trustees in June 2021. He has over 30 years' property investment and development experience. He was head of UK Real Estate at Deutsche Asset Management and managed diverse multi-national teams and clients. He is a member of the property committee for the RC Diocese of Westminster.



**Prof Mervyn Singer** is a Professor of Intensive Care Medicine at UCL and a National Institute Health Research Senior Investigator. His research focuses on sepsis, multi-organ failure, innovative monitors, diagnostics and drugs. He co-chaired the Sepsis Redefinitions International Task Force and led a UCL/ UCLH collaboration with Mercedes Benz that developed a new breathing aid machine in the Covid-19 pandemic.







# OUR FUTURE PRIORITIES

1

## Affordable housing for UCLH and London NHS staff

The trustees are supporting our involvement in 'Project Hestia', an initiative led by a group of London NHS charities to provide affordable housing for NHS staff. In partnership with a housing association, the project proposes the development of affordable housing for NHS staff, with a proportion allocated to UCLH staff, in north London. The chief executive will work with neighbouring charities to develop the proposal further.

## Committed to reducing environmental impact

UCLH has made a commitment to reduce its impact on the environment with a 10-point plan to reach net zero carbon dioxide emissions in 10 years. Operating theatres have been identified as disproportionately demanding in terms of both energy and resource consumption. The trustees are therefore supporting the comprehensive carbon mapping evaluation of the pathway of knee replacement surgery, one of the most common surgical procedures.

## Health academy

We are supporting the development of a health academy, a collaboration between the UCL Division of Surgery and UCLH Theatres and Anaesthesia. The academy will develop an apprenticeship framework which will support the recruitment, retention, and professional development of NHS staff with an emphasis on cross-skilling, therefore better enabling workforce resilience and transferability across UCLH departments.

## Keeping young people safe from harm

We are supporting further development of the Redthread project which sees specialist youth workers working alongside UCLH teams to support local young people at risk from harm and youth violence. The initial service, originally embedded in the emergency department, has expanded and works across other departments and on an outreach basis.

"One day, I will come back to UCLH and work as a nurse. I will never forget how compassionate and thoughtful your team and the doctor were that day. Thank you for letting me be me that day."

*Young person receiving Redthread support*



1 UCLH is working on a number of initiatives to achieve zero carbon dioxide emissions by 2031

2 Redthread was initially embedded in the emergency department at University College Hospital before expanding



SAFER AIR  
RESEARCH



ENHANCED RECOVERY  
AFTER OBSTETRIC SURGERY



DEVELOPING A UNIQUE  
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ARTS AND  
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SUPPORTING  
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PREHABILITATION  
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IMPROVING AND  
EXTENDING EPIC



NEW PORTABLE  
VESTIBULAR  
EQUIPMENT



EVALUATING NEW  
CLINICAL ROLES



IMPROVING UCLH  
VIDEO CONTENT

# OUR YEAR IN GRANTS

We allocate grants via a thorough application process, which allows innovation and creativity to flourish at UCLH. Applications are initially assessed by a Trust team to ensure they deliver benefits to patient care and are aligned with the Trust's strategic priorities. Successful applicants are then invited to trustee meetings to present their ideas. Grants for the year 2021/22 are featured here.





### SAFER AIR RESEARCH

During the pandemic, clinical spaces could not be used due to the risk of disease transmission. This research study aims to futureproof such spaces by studying disease transmission using breathing and speaking androids. The resulting data will allow for ventilation solutions to make safer air spaces.



### MAKING VISITING BETTER

The family communication transformation project aims to improve the experience of people visiting loved ones at UCLH. The grant will embed learning and innovation from the pandemic when face to face visiting was not possible, such as video calls and family liaison officers.



### ENHANCED RECOVERY AFTER OBSTETRIC SURGERY

Research shows that enhanced recovery reduces complications, length of stay and improves patient experience and outcomes after major surgery. Funding is being made available to digitise enhanced recovery for women giving birth by caesarean section, via a smartphone app.



### DEVELOPING A UNIQUE MOOC

Our funding will facilitate the development of a Massive Open Online Course (MOOC) on the transfer of critically unwell patients. Clinicians in ITU and anaesthesia are capturing the learning from UCLH's experience as a surge centre during the pandemic to provide a first of its kind MOOC to share best practice.



### SUPPORTING FAMILIES

During the pandemic, volunteers joined the family liaison service, providing contact between patients and their loved ones. This led to proposals to embed and expand this involvement on an ongoing basis. Funding will be used to employ a project lead to continue and consolidate this work.



### EVALUATING NEW CLINICAL ROLES

Our funding will enable teams in the respiratory medicine and clinical pharmacology departments to explore and evaluate the relatively new role of physician associates. Two posts will be recruited to support clinicians caring for respiratory and clinical pharmacology patients who typically have longer lengths of stay in hospital.



### IMPROVING AND EXTENDING EPIC

We are funding the Buggy Infection Prevention and Control Module in EPIC which flags infectious diseases and supports effective contact tracing. This can help reduce number of bed days lost and staff absences to a wide range of infectious diseases, such as 'flu, norovirus etc.



### PREHABILITATION (MILE) PROGRAMME

Prehabilitation (preventative rehabilitation) aims to improve resilience to the trauma of surgery, by systematically addressing physical fitness, nutrition, and psychological state thereby improving outcomes. This funding will allow for expansion into surgery for five different types of cancer.



### NEW PORTABLE VESTIBULAR EQUIPMENT

This funding of this state-of-the-art equipment will support patients presenting in the audio-vestibular clinic with dizziness by helping to reduce the clinical risk of misdiagnosed or delayed diagnosis. This will create a one stop service, enabling UCLH to treat more patients more quickly and accurately.



### IMPROVING UCLH VIDEO CONTENT

This funding will support a videographer post to produce accessible information in film format, thereby improving patient and staff experience.



### BOOSTING UCLH ONLINE

This funding will support a digital communications officer to ensure that UCLH is fully utilising digital tools to communicate with patients, staff and key stakeholders as effectively as possible.



### ARTS AND HERITAGE

The arts and heritage programme delivers projects that have proven benefits to both patient and staff experience. This grant will enable the small team to expand to continue their extensive portfolio of work which includes art in hospitals, bedside creative activities and creative comforts for staff.



### SUPPORTING 'FLU CAMPAIGN

The winter vaccination programme now includes 'flu and a Covid-19 vaccination which adds to the complexity of implementation. This funding allows for support for the 2021/22 campaign to help UCLH to reach national implementation targets.



# OUR YEAR IN IMPACT

We are here to support patients, staff and research at UCLH. Here are just a few examples of how charitable funding has made a difference in the last year.

## Grafton Way Building officially opens

King Charles III officially opened the University College Hospital Grafton Way Building as HRH Prince of Wales in March 2022. Charitable funding contributed to the environment at this brand new facility through art, interactive installations and garden sculptures. The building is also home to new robotic equipment as part of the £5m investment we made to expand the robotic surgery programme at UCLH.



## Gold standard treatment for patients with diabetes

HypoBoxes are being installed in every clinical treatment room across UCLH to ensure staff have the correct treatment easily available in the case of a hypoglycaemic emergency. A HypoBox is a one-stop care kit that provides a range of glucose products for use in cases of low blood sugar. This gold standard option was funded to support the Trust's quality aims to improve diabetes care.



## Long Service Awards

This year's annual long service awards saw over 100 members of staff recognised for their long service to UCLH, with around 30 staff marking over 25 years at the Trust. Congratulating the winners UCLH chief executive David Probert said, "It is fantastic to see that so many staff have worked for such long periods. This shows what a great place UCLH is to work at and I am delighted to recognise their significant contributions."



## Celebrating Black History Month

The BAME staff network organised a series of events to commemorate Black History Month this year. The "proud to be" theme showcased talent at UCLH and included a series of talks about health inequalities in the black community with a focus on child health, Covid and mental health. Two consultants also shared individual experiences of their careers in healthcare leadership. We fund the staff networks programme which includes BAME, alongside the women's, mental health and disability networks.



## Celebrating volunteers' week

UCLH's 200 volunteers were presented with certificates during National Volunteers' Week in June 2021, a small way of saying thank you. During the pandemic, the service stepped up to provide help in new ways, which included the distribution of donations to staff (including 141,000 meals), support at the vaccination clinic and support for the family liaison team in critical care. UCLH Charity funds the volunteering service at UCLH.

## Spinal surgery in the womb available to all

Spinal surgery in the womb for babies with spina bifida was formally commissioned by the NHS in 2021/22. This complex surgery is performed on babies with spina bifida between 23 and 26 weeks of pregnancy and results in improved outcomes. This transformative service is a collaboration between UCLH, GOSH and University Hospitals Leuven in Belgium. The establishment of the service was initially made possible by funding from UCLH and GOSH charities.



Graeme Robertson/The Guardian

## Covid recovery

UCLH's efforts to tackle waiting lists were featured in The Guardian in September 2021. Patient Patricia Pavey was featured undergoing knee replacement surgery using the state-of-the-art Mako robot, which was funded by UCLH Charity. Robotic surgery typically results in shorter lengths of stay and quicker recovery, thereby allowing UCLH to treat more patients, more efficiently.



# Be well

CASE STUDY

## Supporting staff

Supporting staff post-pandemic is a key priority for UCLH. Staff are exhausted, services are busier than ever. We have always supported staff wellbeing but never more so than in 2021-22 when we provided £1m to support the 'Be Well' campaign.

### David Probert launched the Be Well campaign soon after his arrival as UCLH chief executive in August 2021.

The campaign offers a wide range of interventions that enable staff to access mental, physical, psychological, environmental and practical support whenever they need it. There is emphasis on linking new initiatives with existing support and a focus on sustainability to ensure that staff wellbeing is at the heart of how UCLH supports staff.

So far **Be Well** has provided:

**The 'Joy at work' scheme** where teams bid for something to bring joy. Bids include meals and events together and items for work areas

**Funding to improve respite spaces** – shoe racks, coat hooks, tables, chairs, pictures, fridges and microwaves are some of the things that have made break times better

**Team wellbeing and development** via dedicated facilitators

**Food and hydration initiatives** to boost physical health

**Training and support** for the 90 wellbeing champions

In addition, other ways we have supported staff this year include:

**Staff recognition awards**, which this year, recognised 130 staff who have worked at UCLH for over 30 years

**Celebrating excellence awards**, which attracted a record breaking 1286 nominations

**Food, snacks, hydration and other treats and rewards**, including cupcakes for remembrance day for staff who lost colleagues to Covid-19 and a £10 celebratory end of year meal

**LGBTQ+ rainbow badges, lanyards and funding** for UCLH presence at the Pride parade

The BAME network's **See Me First** initiative

**Volunteer massage therapists** providing treatments for staff



MORE THAN  
1,000 MESSAGES GIVEN  
TO STAFF



There are so many priorities coming into a role like this but none of them can be achieved without our most precious asset, our staff. It was really important to launch 'Be Well' to care for our staff as they continue to so selflessly care for so many.

**David Probert**  
UCLH chief executive





The UCLH Charity-funded EMAP is now a Trust-wide asset, available to all. It allows UCLH to be one of the few healthcare institutions in the world to work safely with real-time clinical data. It is highly flexible and powerful, allowing those interested in QI, audit, service improvement and research to use and present data back to the shop floor in a way their staff and patients need. The only limit to EMAP is our imagination, and that is not lacking in our Trust.



**David Brealey**

*Consultant in anaesthesia and intensive care*



## EMAP CASE STUDY

### Improving patient outcomes

In 2018, UCLH Charity funded the development of the Experimental Medicine Application Platform (EMAP). This software uses live curated data to continually improve and support patients at UCLH. During the pandemic, EMAP was invaluable in supporting UCLH as it became a surge centre for the region's sickest patients.

**EMAP is a work stream of inform-us, a new and exciting way of managing patient data.** EMAP captures live data from the electronic patient record, EPIC and instantly highlights areas for improvement, juxtaposed with information detailing the rationale for improvement. EMAP provides access to 100 million health data items, updating at a rate of 500 per minute, enabling the development of personalised care, based on latest, real time information.

EMAP also facilitates research. Typically, researchers access hospital data by extracting it from the hospital setting, into the outside world which risks privacy. EMAP reverses this process, by providing a software environment within the

hospital, which enables research to happen inside the NHS, with no risk to confidentiality. This means that research is translated bench-to-bedside more quickly and seamlessly.

During Covid the data collected by EMAP, such as oxygen levels in the blood, blood pressure, and breath if on mechanical support, made it possible to look at a map of hospital beds to see where the issues were, creating opportunities for staff to improve care. This also showed bed occupancy, discharge status and the health status of patients, allowing staff and equipment, such as oxygen, to be deployed as needed.

**This experience showed that EMAP could be adapted for any acute care environment, by all members of staff.**



EMAP ACCESSES  
100M HEALTH DATA  
ITEMS AT A RATE OF  
500/MINUTE



# Grafton Way Building

CASE STUDY

## Improving and equipping hospital spaces

The University College Hospital Grafton Way Building (GWB) was officially opened by the then HRH The Prince of Wales in March 2022. GWB is home to one of only two of the UK's proton beam therapy centres, Europe's largest haematology centre and short-stay surgery.

**Charitable funds have been used to enhance and equip this world-class facility, through a variety of stunning art installations and state-of-the-art robotic surgery equipment.**

Drawing upon research that demonstrates that views and experience of nature helps to improve patient recovery rates and wellbeing, GWB features light filled rooms, themes of nature, colours of the English country garden, uplifting artwork and restful outdoor terraces. Commissioned artworks include a large scale installation in the atrium, bespoke artist designs for patient rooms, staff areas and the critical care department, sculpture for the garden areas, backlit stained and fused glass artwork, and digital interactive artwork in the proton beam therapy areas.

**The team behind the artwork were awarded first place in the Interior Design and Arts category at the 2021 European Healthcare Design Awards.**

As part of our £5m funding for expansion of robotic surgery at UCLH, GWB is home to new surgical robots which are being used in procedures such as hip and knee replacements for the first time at UCLH.

The benefits of robotic surgery – **more precision, quicker recovery and shorter lengths of stay in hospital** - are supporting UCLH's recovery drive to reduce the long waiting lists caused by the pandemic. The impact of this work has attracted positive media coverage in The Guardian and the Evening Standard.



1,442

DOUBLE THE NUMBER OF  
HIP AND KNEE PROCEDURES  
ON THE PREVIOUS YEAR



From the very beginning, it was important that the facility was not only designed to deliver the very best medical treatment, but also to make patients *feel* better too.



**Guy Noble**

Arts and heritage curator, UCLH





The inspirational story behind this collection of pictures has been shared by our volunteers to encourage patients to discover their own creativity and to think about what brings them joy.

**Danny Branch**  
UCLH volunteering service



**2,000**

2,000 COPIES  
OF LEONARD'S CARS  
HAVE BEEN DISTRIBUTED  
TO PATIENTS AND STAFF



**3,000**

OVER 3,000  
CREATIVE SESSIONS  
DELIVERED SINCE 2008

# Leonard's Cars

CASE  
STUDY

## Creative about improving patient experience

Despite advances in cancer care, multiple trips and long hospital stays are sometimes unavoidable. We fund the work of creative specialist Dr Lizzie Burns, who brings colour and creativity to help patients pass the time and 'bust the boredom' of staying in a hospital bed.

**It is through Lizzie that the work of a patient who was a long-term inpatient with cancer, Leonard, is being made into something for others in the same situation, to enjoy.** Lizzie explains:

"Leonard was in hospital for five months during 2012. He got the idea of drawing because he felt so bored after a week by himself in a side-room. He was drawing around eight pictures a day amounting to over 1,000 drawings of vehicles which he individually named. Somehow Leonard managed to completely focus on something he cared about and that brought him joy, and so he spread that positive attitude."

**Leonard's drawings have been produced as an adult colouring book so that patients have the opportunity to use their creativity to pass the time, should they so wish.** Copies of the book, which

has a foreword by Philippa Perry, psychotherapist and author, will be distributed Trust-wide by volunteers.

An exhibition of Leonard's Cars formed part of the 10 year anniversary celebrations of the University College Hospital Macmillan Cancer Centre in April 2022.

Before he died, Leonard said that "drawing made me feel fantastic". He'd enjoyed gardening but described this as even better, going from 'green fingers' to 'felt-tip fingers'.



Watch a film about Leonard's Cars  
[uclhcharity.org.uk/news/story/celebrating-10-years-of-excellent-cancer-care](https://uclhcharity.org.uk/news/story/celebrating-10-years-of-excellent-cancer-care)

# FUNDRAISING & PHILANTHROPY

The fundraising team continues to grow a vibrant, enthusiastic community of supporters and donors. Here's a snapshot of the fundraising and philanthropy year.

## Bring the Colour to the children's emergency department

Over £174,000 was raised by our Bring the Colour to the children's emergency department fundraising appeal to refurbish the children's emergency department at University College Hospital. New furniture, play equipment, decoration and lighting will create a warm and welcoming space to help young patients feel more at ease and will help to alleviate the anxiety and worry of a visit to the department.



## Charity ambassadors

A network of staff have been recruited as UCLH Charity ambassadors to spread the word about the Charity, encourage participation in events and identify what services need. The ambassadors are often out and about, in their charity t-shirts, raising the profile of the charity, on top of their day jobs.



"The UCLH charity is a really important enabler, helping to provide the above and beyond for patients and rewards for our staff."

**Sarah Evans**

*Deputy divisional manager for medical specialties and a charity ambassador*

## THANKYOU

We were delighted to secure the following grants:

### £1M

**The Wolfson Foundation** to support immunotherapy research

### £500,000

**The Kusuma Trust** to support the stem cell transplant unit in the Grafton Way Building

### £100,000

**Jane Goodman Charitable Trust** for the Grafton Way Building

### £50,000

**The Howard de Walden Estate** for research into Long Covid, plus a further grant to support staff

### £120,000

**The J Davey Foundation** to support proton beam therapy and to support staff in the Macmillan Cancer Centre

### £16,260

Donation from **Susan Menashe** towards the purchase of a stem cell liquid nitrogen freezer



Interactive wall mural in the below ground staff room at the GWB, funded by the Howard de Walden Estate

## NHS Charities Together

Funding from NHS Charities Together (with funds from the Department of Culture, Media and Sport) of £53,000 has provided continuity for the UCLH youth volunteering programme.

Established in 2019 with funding from UCLH Charity and the Pears Foundation, the programme has recruited over 183 youth volunteers. Their time accounted for 25% of volunteer hours during the pandemic when the service played a key role in supporting staff and patients and their loved ones. This funding is enabling the programme to continue to flourish and develop.



## Corporate partnerships

The donation of gifts-in-kind to UCLH Charity has enabled us to boost morale and lift our clinical teams throughout some of the most difficult and challenging times. We would also particularly like to thank the companies below for their kindness and generosity:

**Jo Malone**

**Estee Lauder**

**Elemis**

**Birchbox**

**Nursem**

**Aesop**



## SPECIAL THANKS TO

**Amazon** for bringing a 'trending machine' containing their predicted top 10 toys to the play room at University College Hospital. Patients had the opportunity to choose a gift of their choice.

Our neighbours, **Hasbro**, who donated and wrapped over 100 toys for the children and young people spending Christmas as inpatients with us at UCLH.

**T2** who brought their fantastic T2 truck at Christmas, donating festive teas to UCLH staff working at vaccination centres.

**Birchbox** who sent a box of luxury skincare goodies to members of staff to combat the January blues!







# ★ FUNDRAISING EVENTS

Virtual events gave our supporters the opportunity to raise funds during the pandemic, but it was fantastic to be on the side-lines cheering on #teamUCLH at actual events this year. Thank you to each and every walker, runner and cyclist who has raised money for us. You are all amazing!

## £21,700

### MANCHESTER TO LONDON CYCLE CHALLENGE

A team of 17 cycled the 200-mile route from Manchester to London in June 2021, raising £21,700 for the new University College Hospital Grafton Way Building. The team consisted of staff, supporters and employees from Bouygues UK Construction.

## £13,000

### BRIDGATHON

The Haematology Cancer Care (HCC) London Bridgathon walk was back with a London and 'local' option for those unable to travel. Over £13,000 was raised to support patients and staff in haematology.





## 41 Santas

### SANTA IN THE CITY

A sea of red and white filled the city of London in December as thousands of santas came to town in December 2021. Forty one runners, (27 of them staff), got into their Santa suits to raise funds to support UCLH Charity.



## £17,242

### LONDON MARATHON 2021

We were delighted to field runners for the actual and virtual London Marathon, including Obai, who was running his first marathon to support our Cancer Fund. In total, our runners raised an impressive £17,242.



"In March 2020, I was diagnosed with a rhabdomyosarcoma, a rare soft tissue cancer behind my right eye. Over the next six months I went through nine rounds of chemo and 28 rounds of radiotherapy. Despite the struggle of going through cancer treatment and navigating a pandemic, I'm blessed to have got the all clear in October, thanks to the wonderful care I received at UCLH."

## 73rd birthday

### NHS BIG TEA

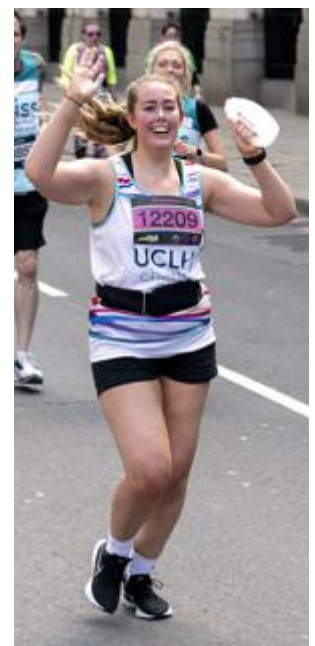
Tea and cake were served by Kassie Montanheiro, the clinical lead dietitian for oncology and haematology, in an NHS Big Tea on the NHS' 73rd birthday in July, to raise money towards her marathon fundraising target.



## £10,723

### LONDON LANDMARKS HALF MARATHON

This iconic 13.1 run returned to the streets of London, and so did we! Nine people ran for UCLH Charity, including UCLH chief executive, David Probert. The team raised over £10,000.



## TRUSTEES' REPORT INCORPORATING STRATEGIC REPORT

# Strategic report and financial review

The trustees have pleasure in presenting their annual report for the purposes of the Charities Act 2011, together with the accounts for the year ended 31 March 2022 for University College London Hospitals Charity (UCLH Charity). The report is also a directors' report as required by S.415 of the Companies Act 2006. The trustees have used the Financial Reporting Standard applicable in the UK and the Republic of Ireland (FRS 102) and follow the 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 in preparing the annual report and accounts of the charity.

## Public benefit

It is the intention of the trustees that the charitable funds should be used to expand on and develop the services provided by University College London Hospitals NHS Foundation Trust, by funding innovative and original projects which would not otherwise be possible using only central NHS funds. In formulating and applying these objects and planning the work of the charity, the trustees have due regard for Charity Commission's general guidance on public benefit.

## Strategy, planning and measurement

In order to work towards its objectives, the charity undertakes regular strategic reviews, based on discussions with UCLH NHS Foundation Trust senior staff. Each review helps the charity to understand the direction of the Foundation Trust, the issues it faces, and how the charity can best support it as it moves forward.

Follow-up reports are received from grant recipients to gather evidence on how effective the charity's funding has been. Most projects take some time to show measurable results and the benefits accrue gradually, so the results of grants made in one accounting period may not emerge until future years.

## Balance sheet

The group and the charity's financial positions are summarised on pages 30 and 31 respectively.

The Cotton Rooms patient accommodation, which occupies the top two floors of 170 Tottenham Court Road, a property owned by the charity, is classified as a tangible fixed asset, since it is used to provide services to the charity's beneficiaries. It was valued at £9.1m at 31 March 2022 (2021: £9.1m).

The Middlesex Annexe was bought in March 2017 and the purchase cost and other associated fees have also been classified as a tangible fixed asset, since the property is still under construction. The property was transferred to Middlesex Annexe LLP on 1 April 2018 on a long lease and has continued to be developed by the LLP. This has been renamed the Bedford Passage Development and was valued at £40.5m at 31 March 2022 (2021: £30.1m).

The group's total tangible fixed assets were valued at £54.6m at 31 March 2022 (2021: £44.7m).

Investment properties accounted for £61.2m of the group's assets (2021: £61.2m), with a further £31.5m represented by listed investments (2021: £41.0m). Further details of investment performance are below. Debtors stood at £13.6m (2021: £5.4m), and the group held £45.3m of cash at bank at 31 March 2022. This compares to cash of £48.3m at 31 March 2021.

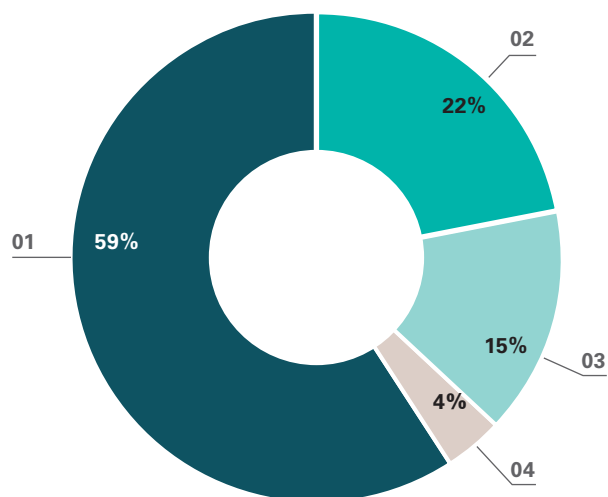
The group's main liabilities include grant creditors, which stood at £19.3m (2021: £18.5m). Total current liabilities were £25.6m at 31 March 2022 (2021: £23.9m).

A loan was taken out in the prior year from Reassure Limited of £30m for a period of 30 years.

The group balance sheet stood at £148.8m at 31 March 2022 (2021: £144.0m).



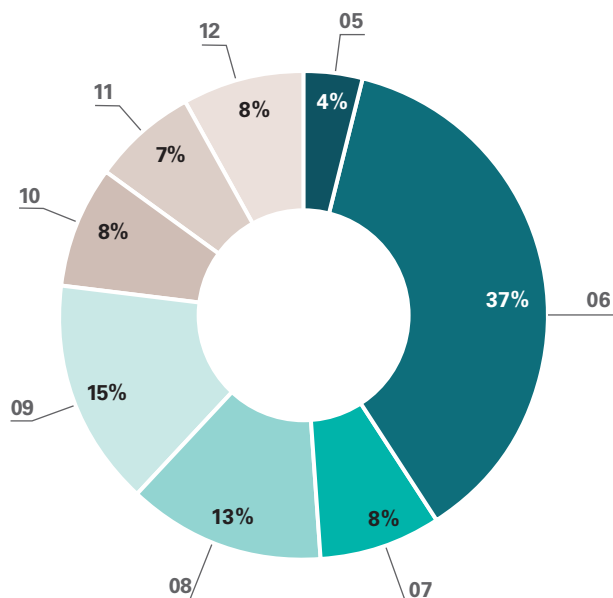
## TRUSTEES' REPORT INCORPORATING STRATEGIC REPORT STRATEGIC REPORT AND FINANCIAL REVIEW



### Income: Group basis

	2022 £'000	2021 £'000
01 Donations and legacies	15,616	7,804
02 Turnover of subsidiary companies	5,787	3,892
03 Investment income	4,135	4,252
04 Charitable activities, other fundraising activities and other income	1,063	856
	<b>26,601</b>	<b>16,804</b>

Income was £26.6m for the year, £9.8m more than last year, mainly due to a grant from UCLH NHS Foundation Trust for £8.1m recognised during the year. Donations and legacies are the charity's largest source of funding, and the majority of them are ring-fenced in discretionary funds for consultants, departments and wards. The charity's arrangement of working closely with clinical staff means that this key funding stream is targeted very directly at the priorities identified by clinicians, who are best placed to see how funds can be used to benefit patients.



### Expenditure: Group basis

	2022 £'000	2021 £'000
05 Cost of generating donations and legacies	836	839
06 Operating costs of subsidiary companies and other fundraising trading activities	8,637	13,844
07 Investment and property management costs	1,984	1,430
08 Medical equipment and infrastructure	2,973	7,492
09 Provision of staff and professional services	3,509	5,239
10 Patient welfare and amenities	1,970	1,879
11 Medical research	1,736	973
12 Staff education and development	1,819	2,202
	<b>23,464</b>	<b>33,898</b>

Expenditure was £23.5m compared to £33.9m for the same period last year. This was largely due to a large grant of £5m given for robotic expansion at UCLH and an impairment of £8.9m on the Bedford Passage development last year.

Grant expenditure and expenditure from discretionary funds are by their nature unpredictable and so spending between the different categories of charitable activities is not necessarily consistent from one financial year to another.

## TRUSTEES' REPORT INCORPORATING STRATEGIC REPORT STRATEGIC REPORT AND FINANCIAL REVIEW

### Investment policy and performance

As at 31 March 2022, the trustees held investment assets with a market value of £92.7m (2021: £102.2m), consisting of £29.4m held with investment managers, £1.3m held in common investment funds and £61.2m in investment properties. As a result of the sale of Inventive Medical Ltd in 2016-17, the charity holds shares in Intelligent Ultrasound Group plc which were valued at £0.8m at the year end.

During the year, the charity made net investment gains of £1.7m (2021: £3.7m), which related mainly to its investment portfolios. Further details are provided in note 15 to the accounts, including the breakdown between listed investments and investment properties.

The majority of listed investments are held with Sarasin & Partners LLP. The charity also owns a number of investment properties which provide residential and office accommodation, and in addition holds some units in the COIF Charities Investment Fund, managed by CCLA Investment Management Ltd, and some residual investments with Cazenove Capital Management.

Investments in stocks and shares are made in accordance with a Charity Commission Scheme dated 27 March 2017. The charity's governing documents allow the trustees to invest in a wide range of shares and investments provided they are not speculative or hazardous. The trustees require their investment managers to invest in a diversified portfolio of investments to provide growth of both capital and income over the long term, whilst avoiding exposing the charity's assets to unacceptable high levels of risk. Investment is not made directly or indirectly in companies which derive 10% or more of their revenue from the sale of tobacco or tobacco products. The trustees have delegated oversight of listed investment matters to the investment sub-committee.

Investment performance is continuously monitored and measured in-house, against trustees' and investment management benchmarks on a monthly basis. Investment advisers meet with the officers regularly and with the trustees twice a year to discuss strategies and performance. The trustees remain satisfied that their investment objectives are being met.

The trustees have delegated oversight of properties to the property sub-committee. A desktop revaluation of the charity's investment properties was carried out as at 31 March 2022, in line with the requirements of the Charities' Statement of Recommended Practice.

### Reserves

At 31 March 2022, the total funds of the group amounted to £148.8m. A full breakdown is shown in note 19.

Endowment funds totalled £8.2m (2021: £7.9m) and restricted funds amounted to £11.5m (2021: £3.6m). A further £54.2m (2021: £54.0m) was held in discretionary funds which have been designated for the support of consultants, departments and wards. For these funds, decisions over spending are delegated to senior clinical staff, so the funds are not available for general application by the charity.

Discretionary funds included a figure of £27.9m (2021: £27.9m) which has been set aside for the Foundation Trust with a view to it being used in the near future for the hospital's Grafton Way Building which incorporates the new proton beam therapy unit and additional patient beds for those receiving long-term cancer care. After years of planning, this building was handed over to UCLH in 2021 and some services have welcomed their first patients. A further £19.0m (2021: £14.8m) is held in other designated funds, under the control of the trustees but ring-fenced for specific projects.

The trustees have ongoing commitments relating to the welfare of both patients and staff. Apart from donations and legacies, which are by their nature unpredictable, the income received by the charity's undesignated funds is primarily derived from investments and property rental. The trustees therefore consider that there is a need to maintain a level of free reserves to generate sufficient income to meet these commitments, allowing for fluctuations in the returns that these investments generate.

The charity's expenditure varies from year to year and is often significant on any one project, be it the purchase of expensive medical equipment or a major capital scheme. A substantial level of free reserves is required both to meet known likely expenditure up to two or three years' forward and unforeseen expenditure.

The level of undesignated general funds at 31 March 2022 was £55.9m. The group has tangible fixed assets of £54.6m which are not immediately available for use in the charity's general purposes, so the level of reserves which the charity has available for its activities is £1.3m.

The charity continuously monitors the level of reserves to ensure that commitments can be met, and the trustees review the reserves policy on an annual basis. The trustees have set a target level of reserves between £5m and £10m. The level of free reserves was below this target range at 31 March 2022. The trustees continue to monitor the situation closely and consider that the level of free reserves at 31 March 2022 was adequate to meet the group's needs.

## TRUSTEES' REPORT INCORPORATING STRATEGIC REPORT STRATEGIC REPORT AND FINANCIAL REVIEW

### Risk management

The trustees recognise that they have a responsibility to minimise the level of risk to which their activities could be exposed. They actively review the major risks which the group and charity face on a regular basis and believe that the maintenance of reserves, combined with the annual review of the controls over key financial systems will provide sufficient resources for committed grants in the event of adverse conditions.

UCLH Charity assesses risks for both likelihood of occurrence and potential financial impact, with procedures established to mitigate these as far as possible. Risks which score highly on both scales are monitored closely. At present, the most serious risks the charity has identified fall into two broad categories; investments and investment property. The charity considers that appropriate mitigating procedures are in place in both these areas, supported by the existence of specialist sub-committees on each area reporting to the trustees. In particular, lack of appropriate investment policies or poor investment performance, which could lead to financial loss, is mitigated by the involvement of professional investment management firms who meet regularly with the trustees and officers. The risk of a property market collapse, which could have a significant impact on the value of the charity's investment properties, is mitigated by the fact that the properties are held by the charity as long-term investments and long-term rental agreements are held with tenants, the majority of which are UCLH NHS Foundation Trust or University College London. The risks associated with the significant capital project currently being undertaken are mitigated by the use of professional advisors and regular monitoring procedures are in place.

### Fundraising

UCLH Charity aims to achieve best practice in the way in which it communicates with donors and other supporters and is registered with the Fundraising Regulator. It takes care with both the tone of its communications and the accuracy of its data to minimise the pressures on supporters. It applies best practice to protect supporters' data and never sells data, never swaps data and ensures that communication preferences can be changed at any time. The charity undertakes to react to and investigate any complaints regarding its fundraising activities and to learn from them and improve its services. During the year, the charity received no complaints about its fundraising activities. Third party fundraisers are not used. The charity supports the fundraising strategy of UCLH NHS Foundation Trust and their priority is to raise funds for the new cancer and surgery centre.

### Plans for future periods

Over the next five years, the charity plans:

- To make a grant of £27.9m to UCLH for equipment and facilities, the majority of which will be located at the new Grafton Way Building. This grant will be the largest ever made by the charity;
- To provide ongoing support to UCLH for the projects which they consider to be most beneficial, ensuring that these are over and above NHS provision;
- To expand fundraising activities and raise the profile of the charity within the hospitals and the community which they serve;
- To work with its fundholders who run ward and discretionary funds, supporting them in the valuable work they do on our behalf and assisting with their fundraising initiatives;
- To generate new income streams, particularly through our project to develop the Bedford Passage;
- To continue to support UCLH staff by providing interest-free season ticket loans and funding educational courses and staff wellbeing initiatives.



## TRUSTEES' REPORT INCORPORATING STRATEGIC REPORT

# Structure, governance and management

## UCLH Charity structure

Following a restructuring process supported by the Department of Health and the Charity Commission, University College London Hospitals Charity reconstituted as a charitable company limited by guarantee registered with the Charity Commission (no.1165398) and Companies House (09980449). The charity is an incorporated organisation and operates under a Charity Commission Scheme dated 27 March 2017 and the trustees are members of the charitable company. Its objects are covered in its Articles of Association, dated 1 February 2016 and for the public benefit, to further any charitable purposes relating to any purposes of University College London NHS Foundation Trust or that of the health service.

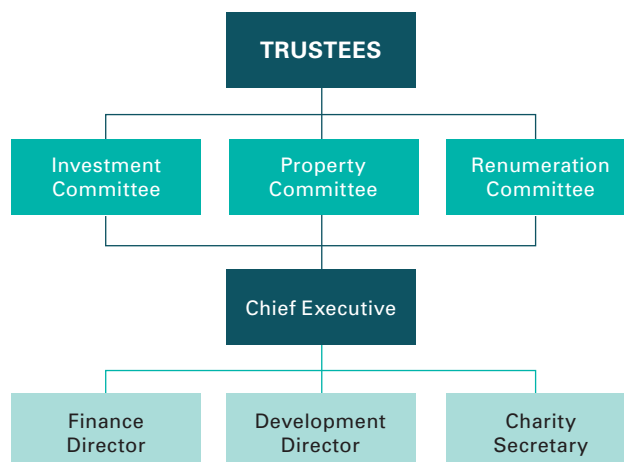
## Trustees

For continuation purposes, a number of trustees who were previously trustees of the former NHS charity became trustees of the new charity, carrying over their terms of office. New trustees are appointed by the trustee board after an appointment process. They are selected to provide the charity with a relevant mix of professional skills in health, law, investment management, properties, and charitable grant-making. Altogether the charity has seven trustees composed of four independent trustees, one Foundation Trust trustee and two clinical trustees nominated by the Foundation Trust.

Newly appointed trustees are provided with packs which provide details on the duties and roles of a charity trustee and information about how the charity operates. In addition, new trustees meet the chairman and officers of the charity to discuss the organisation's objectives and direction.

Trustees are kept up to date regularly with changes relating to charity legislation. Conferences organised by legal, financial and investment professionals are available for trustees to attend. The charity is also a member of NHS Charities Together which offers regular seminars for the trustees.

## Organisational structure



## Organisation and decision-making process

The trustees are responsible for setting the strategic direction of the organisation and for establishing policy. They meet quarterly to discuss and review the group and charity's state of affairs. The trustees delegate the day-to-day administration of the charity to the chief executive who is supported by accounting and administrative staff.

The charity invites applications for funding of projects through University College London Hospitals NHS Foundation Trust. Grant bids must be approved by the UCLH Senior Director Team before consideration by the trustees, to ensure that grants made are in line with the strategic direction of the Foundation Trust. Grant bids which have been passed by the Foundation Trust are discussed at quarterly trustees' meetings which the Foundation Trust's chairman and chief executive are invited to attend in an advisory capacity. Decisions to approve all or part of a particular grant are made by the trustees following these discussions.

There are three sub-committees, investment, property and remuneration. The remuneration sub-committee recommends a level of remuneration for key management personnel comprising the chief executive and the executive team. This sub-committee consists of at least three trustees with appropriate skills and experience. It meets at least once a year and reports to the full board of trustees. Further details of key management personnel and their remuneration are given in note 12.

## TRUSTEES' REPORT INCORPORATING STRATEGIC REPORT STRUCTURE, GOVERNANCE AND MANAGEMENT

### Discretionary funds

A significant proportion of the charity's activities are delivered by the staff of the Foundation Trust, who are a key link to patients and supporters. For discretionary funds, which are designated (see note 19), the charity relies on these staff to submit proposals for the most effective use of funds, bearing in mind their knowledge of local needs in their own wards and departments. These requests are reviewed and authorised by officers of the charity to ensure that expenditure is in accordance with the charity's objects.

### Subsidiary companies owned by UCLH Charity and consolidated in these accounts

The charity owns the entire share capital of the entities listed below, whose results are consolidated in these accounts:

#### *QS Enterprises Ltd (company number 01850377)*

This company provides clinical imaging services to patients of the NHS and private hospitals. It has a separate board of directors who report to the charity trustees on a regular basis. The company was unable to make a Gift Aid contribution to the charity for the year (2020: £0.7m). Further details of its financial results are given in note 4.

#### *Middlesex UCLHC Ltd (company number 10821655)*

This company was formed on 15 June 2017 to carry out property activities. Its financial activities commenced on 1 April 2018. Further details of its financial results are given in note 5.

#### *Middlesex Annexe LLP (registered number OC417941)*

This limited liability partnership was formed on 28 June 2017 to carry out property activities, in particular the development of the former Middlesex Annexe in Fitzrovia, now renamed the Bedford Passage Development. UCLH Charity and Middlesex UCLHC Ltd are members of the partnership. Its financial activities commenced on 1 April 2018 when it acquired a long lease on the property. Further details of its financial results are given in note 6.

### Associated organisations

The charity exists to support the work of UCLH NHS Foundation Trust, with which it has a close working relationship. The Foundation Trust chairman and chief executive are invited to attend regular trustees' meetings, but the trustees of UCLH Charity are totally independent of the Foundation Trust.

The charity also works with the Essex Wynter Charity (registered charity number 1084786), an independent charity which provides grants, scholarships and accommodation for the benefit of current and past employees of The Middlesex Hospital and UCLH who are in need of financial assistance. UCLH Charity has the responsibility of appointing the Essex Wynter Charity nominated trustees and provides administrative support. Close links are maintained between the two bodies as staff of UCLH NHS Foundation Trust benefit from the activities of both entities.

## TRUSTEES' REPORT INCORPORATING STRATEGIC REPORT

# Statement of trustees' responsibilities

The trustees (who are also directors of University College London Hospitals Charity for the purposes of company law) are responsible for preparing the trustees' report and 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 the group and of the income and expenditure of the group 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 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);
- make judgements and estimates that are reasonable and prudent;
- state whether applicable United Kingdom Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in operation.

The trustees are responsible for keeping proper 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 the group and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

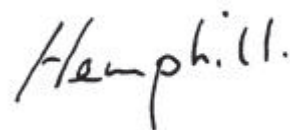
## Each of the trustees confirms that:

- so far as the trustee is aware, there is no relevant audit information of which the charitable company's auditor is unaware; and
- the trustee has taken all the steps that he/she ought to have taken as a trustee in order to make himself/herself aware of any relevant audit information and to establish that the charitable company's auditor is aware of that information.

This confirmation is given and should be interpreted in accordance with the provisions of s418 of the Companies Act 2006.

The trustees are responsible for the maintenance and integrity of the corporate and financial information included on the charitable company's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

Signed on behalf of the trustees:



**The Lord Hemphill**  
Chairman

29 September 2022



## TRUSTEES' REPORT INCORPORATING STRATEGIC REPORT

# Independent auditor's report to the members

## Report on the financial statements

### Opinion

We have audited the financial statements of University College London Hospitals Charity (the 'charitable parent company') and its subsidiaries (the 'group') for the year ended 31 March 2022 which comprise the group and charitable parent company statements of financial activities, the group and charitable parent company balance sheets and the consolidated statement of cash flows, the principal accounting policies and the notes to the financial statements. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

### In our opinion, the financial statements:

- give a true and fair view of the state of the group's and of the charitable parent company's affairs as at 31 March 2022 and of the group's 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 group 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 group and charitable parent company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

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

### Other information

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

### Opinions on other matters prescribed by the companies act 2006

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

- the information given in the trustees' report, which is also the directors' report for the purposes of company law, for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the trustees' report, which is also the directors' report for the purposes of company law, 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 group and the charitable parent company and its environment obtained in the course of the audit, we have not identified material misstatements in the trustees' 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 by the charitable parent company, or returns adequate for our

## TRUSTEES' REPORT INCORPORATING STRATEGIC REPORT INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS

audit have not been received from branches not visited by us; or

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

### Responsibilities of trustees

As explained more fully in the trustees' responsibilities statement, the trustees (who are also the directors of the charitable company for the 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 group's and the charitable parent 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 group or the charitable parent 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.

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:

Our approach to identifying and assessing the risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, was as follows:

- the engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify or recognise non-compliance with applicable laws and regulations; and
- we obtained an understanding of the legal and regulatory frameworks that are applicable to the charity and determined that the most significant frameworks which are directly relevant to specific assertions in the financial statements are those that relate to the reporting framework (Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and the Charities Act 2011).

We assessed the susceptibility of the charity's financial statements to material misstatement, including obtaining an understanding of how fraud might occur, by:

- making enquiries of management as to their knowledge of actual, suspected and alleged fraud; and
- considering the internal controls in place to mitigate risks of fraud and non-compliance with laws and regulations.

To address the risk of fraud through management bias and override of controls, we:

- performed analytical procedures to identify any unusual or unexpected relationships;
- tested journal entries to identify unusual transactions;
- challenged assumptions and judgements made by management in assessing the going concern basis of accounting and in its significant accounting estimates, including the estimated values of investment properties and tangible fixed asset held at fair value, the estimated useful economic lives of assets held at depreciated cost for the purpose of determining the annual depreciation charge, and the basis for allocating support costs.
- performed sample based testing of expenditure in the accounting system to supporting documentation and sample based testing of income from source documentation to the accounting system;
- In response to the risk of irregularities and non-compliance with laws and regulations, we designed procedures which included, but were not limited to:
- reading the minutes of meetings of those charged with governance; and
- enquiring of management as to actual and potential litigation and claims.

## TRUSTEES' REPORT INCORPORATING STRATEGIC REPORT INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS

As a result of our procedures, we did not identify any key audit matters relating to irregularities.

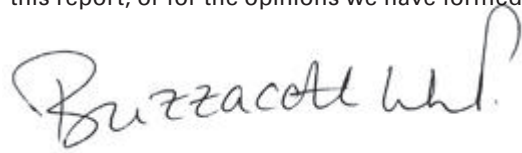
There are inherent limitations in our audit procedures described above. The more removed that laws and regulations are from financial transactions, the less likely it is that we would become aware of non-compliance. Auditing standards also limit the audit procedures required to identify non-compliance with laws and regulations to enquiry of the trustees and other management and the inspection of regulatory and legal correspondence, if any.

Material misstatements that arise due to fraud can be harder to detect than those that arise from error as they may involve deliberate concealment or 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 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.




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### Shachi Blakemore

*Senior Statutory Auditor*

For and on behalf of Buzzacott LLP, Statutory Auditor  
130 Wood Street, London EC2V 6DL

29 September 2022



## FINANCIAL STATEMENTS

# Consolidated statement of financial activities

INCLUDING AN INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31 MARCH 2022

	Note	Unrestricted Funds £'000	Restricted Funds £'000	Endowment Funds £'000	2022 Total Funds £'000	2021 Total Funds £'000
<b>Income and endowments from:</b>						
Donations and legacies	3	7,251	8,365	–	15,616	7,804
Charitable activities		1,015	–	–	1,015	819
Other trading activities						
Turnover of QS Enterprises Ltd	4	5,787	–	–	5,787	3,892
Other fundraising activities		48	–	–	48	37
Investments	7	4,058	77	–	4,135	4,252
<b>Total income</b>		<b>18,159</b>	<b>8,442</b>	<b>–</b>	<b>26,601</b>	<b>16,804</b>
<b>Expenditure on:</b>						
Raising funds						
Costs of generating donations and legacies		828	8	–	836	839
Fundraising trading expenditure						
Operating costs of QS Enterprises Ltd	4	5,061	–	–	5,061	4,509
Operating costs of Middlesex Annexe LLP	6	3,569	–	–	3,569	9,311
Other		7	–	–	7	24
Investment management costs						
Costs of managing quoted investments		136	9	23	168	177
Costs of managing, maintaining and repairing investment properties		873	–	–	873	680
Bank interest and charges on loan relating to investment properties		943	–	–	943	573
Charitable activities	8					
Medical equipment and infrastructure costs		2,366	607	–	2,973	7,492
Provision of staff and professional services		3,505	4	–	3,509	5,239
Patient welfare and amenities		1,966	4	–	1,970	1,879
Medical research		1,734	2	–	1,736	973
Staff education and development		1,817	2	–	1,819	2,202
<b>Total expenditure</b>		<b>22,805</b>	<b>636</b>	<b>23</b>	<b>23,464</b>	<b>33,898</b>
<b>Net (expenditure)/income before investment gains</b>		<b>(4,646)</b>	<b>7,806</b>	<b>(23)</b>	<b>3,137</b>	<b>(17,094)</b>
Net gains on investments	15	1,298	67	331	1,696	3,670
<b>Net (expenditure)/income and net movements in funds</b>		<b>(3,348)</b>	<b>7,873</b>	<b>308</b>	<b>4,833</b>	<b>(13,424)</b>
<b>Reconciliation of funds</b>						
Total funds brought forward	19	132,468	3,589	7,910	143,967	157,391
<b>Total funds carried forward</b>	<b>19</b>	<b>129,120</b>	<b>11,462</b>	<b>8,218</b>	<b>148,800</b>	<b>143,967</b>

All of the group's activities in the above two financial periods were derived from continuing operations.

The notes on pages 33 to 51 form part of these accounts.

Detailed comparative information for the year ended 31 March 2021 is given in note 1 to the accounts.

## FINANCIAL STATEMENTS

## Charity only statement of financial activities

INCLUDING AN INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31 MARCH 2022

	Note	Unrestricted Funds £'000	Restricted Funds £'000	Endowment Funds £'000	2022 Total Funds £'000	2021 Total Funds £'000
<b>Income and endowments from:</b>						
Donations and legacies		7,251	8,365	–	15,616	7,804
Charitable activities		1,015	–	–	1,015	820
Other fundraising activities		48	–	–	48	37
Investments		5,990	77	–	6,067	5,620
Other		70	–	–	70	52
<b>Total income</b>		<b>14,374</b>	<b>8,442</b>	<b>–</b>	<b>22,816</b>	<b>14,333</b>
<b>Expenditure on:</b>						
<b>Raising funds</b>						
Costs of generating donations and legacies		828	8	–	836	839
Fundraising trading expenditure						
Provision for doubtful debts due from subsidiary undertakings		18,683	–	–	18,683	–
Other		7	–	–	7	24
Investment management costs						
Costs of managing quoted investments		136	9	23	168	177
Costs of managing, maintaining and repairing investment properties		873	–	–	873	680
Bank interest and charges on loan relating to investment properties		943	–	–	943	573
Charitable activities	8					
Medical equipment and infrastructure costs		2,366	607	–	2,973	7,492
Provision of staff and professional services		3,505	4	–	3,509	5,239
Patient welfare and amenities		1,966	4	–	1,970	1,879
Medical research		1,734	2	–	1,736	973
Staff education and development		1,817	2	–	1,819	2,202
<b>Total expenditure</b>		<b>32,858</b>	<b>636</b>	<b>23</b>	<b>33,517</b>	<b>20,078</b>
<b>Net (expenditure)/income before investment gains</b>		<b>(18,484)</b>	<b>7,806</b>	<b>(23)</b>	<b>(10,701)</b>	<b>(5,745)</b>
Net gains on investments	15	1,298	67	331	1,696	3,670
<b>Net (expenditure)/income and net movement in funds</b>		<b>(17,186)</b>	<b>7,873</b>	<b>308</b>	<b>(9,005)</b>	<b>(2,075)</b>
<b>Reconciliation of funds</b>						
Total funds brought forward	19	146,253	3,589	7,910	157,752	159,827
<b>Total funds carried forward</b>	<b>19</b>	<b>129,067</b>	<b>11,462</b>	<b>8,218</b>	<b>148,747</b>	<b>157,752</b>

Detailed comparative information for the year ended 31 March 2021 is given in note 2 to the accounts.

## FINANCIAL STATEMENTS

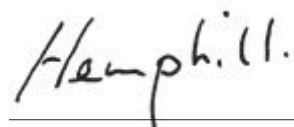
## Consolidated balance sheet

AS AT 31 MARCH 2022

	Note	Unrestricted Funds £'000	Restricted Funds £'000	Endowment Funds £'000	2022 Total Funds £'000	2021 Total Funds £'000
<b>Fixed assets</b>						
Tangible assets	14	54,563	–	–	<b>54,563</b>	44,660
Listed investments and investment properties	15	83,197	1,327	8,218	<b>92,742</b>	102,175
<b>Total fixed assets</b>		<b>137,760</b>	<b>1,327</b>	<b>8,218</b>	<b>147,305</b>	146,835
<b>Current assets</b>						
Debtors	16	13,605	–	–	<b>13,605</b>	5,427
Cash at hand and in bank		35,146	10,135	–	<b>45,281</b>	48,262
<b>Total current assets</b>		<b>48,751</b>	<b>10,135</b>	<b>–</b>	<b>58,886</b>	53,689
<b>Current liabilities</b>						
Creditors: amounts falling due within one year	17	25,650	–	–	<b>25,650</b>	23,871
<b>Net current assets</b>		<b>23,101</b>	<b>10,135</b>	<b>–</b>	<b>33,236</b>	29,818
<b>Total assets less current liabilities</b>		<b>160,861</b>	<b>11,462</b>	<b>8,218</b>	<b>180,541</b>	176,653
Creditors: amounts falling due after more than one year	18	31,741	–	–	<b>31,741</b>	32,686
<b>Total net assets</b>		<b>129,120</b>	<b>11,462</b>	<b>8,218</b>	<b>148,800</b>	143,967
<b>The funds of the charity</b>						
Capital funds						
Endowment funds	19	–	–	8,218	<b>8,218</b>	7,910
Income funds						
Restricted funds	19	–	11,462	–	<b>11,462</b>	3,589
Unrestricted funds						
General funds	19	55,912	–	–	<b>55,912</b>	63,732
Designated discretionary funds	19	54,244	–	–	<b>54,244</b>	53,970
Other designated funds	19	18,964	–	–	<b>18,964</b>	14,766
<b>Total funds</b>		<b>129,120</b>	<b>11,462</b>	<b>8,218</b>	<b>148,800</b>	143,967

The notes on pages 33 to 51 form part of these accounts.

Signed on behalf of the trustees



The Lord Hemphill

29 September 2022

Company Registration Number 09980449  
(England and Wales)



## FINANCIAL STATEMENTS

## Charity only balance sheet

AS AT 31 MARCH 2022

	Note	Unrestricted Funds £'000	Restricted Funds £'000	Endowment Funds £'000	2022 Total Funds £'000	2021 Total Funds £'000
<b>Fixed assets</b>						
Tangible assets	14	9,090	–	–	<b>9,090</b>	9,090
Listed investments and investment properties	15	83,197	1,327	8,218	<b>92,742</b>	102,175
<b>Total fixed assets</b>		<b>92,287</b>	<b>1,327</b>	<b>8,218</b>	<b>101,832</b>	111,265
<b>Current assets</b>						
Debtors	16	54,614	–	–	<b>54,614</b>	49,434
Cash at hand and in bank		34,417	10,135	–	<b>44,552</b>	47,946
<b>Total current assets</b>		<b>89,031</b>	<b>10,135</b>	<b>–</b>	<b>99,166</b>	97,380
<b>Current liabilities</b>						
Creditors: amounts falling due within one year	17	22,251	–	–	<b>22,251</b>	20,893
<b>Net current assets</b>		<b>66,780</b>	<b>10,135</b>	<b>–</b>	<b>76,915</b>	76,487
<b>Total assets less current liabilities</b>		<b>159,067</b>	<b>11,462</b>	<b>8,218</b>	<b>178,747</b>	187,752
Creditors: amounts falling due after more than one year	18	30,000	–	–	<b>30,000</b>	30,000
<b>Total net assets</b>		<b>129,067</b>	<b>11,462</b>	<b>8,218</b>	<b>148,747</b>	157,752
<b>The funds of the charity</b>						
Capital funds						
Endowment funds	19	–	–	8,218	<b>8,218</b>	7,910
Income funds						
Restricted funds	19	–	11,462	–	<b>11,462</b>	3,589
Unrestricted funds						
General funds	19	55,859	–	–	<b>55,859</b>	77,517
Designated discretionary funds	19	54,244	–	–	<b>54,244</b>	53,970
Other designated funds	19	18,964	–	–	<b>18,964</b>	14,766
<b>Total funds</b>		<b>129,067</b>	<b>11,462</b>	<b>8,218</b>	<b>148,747</b>	157,752

## FINANCIAL STATEMENTS

# Consolidated statement of cash flows

FOR THE YEAR ENDED 31 MARCH 2022

	Note	2022 £'000	2021 £'000
<b>Cash flows from operating activities:</b>			
Net cash used in operating activities	21	(5,503)	(8,927)
<b>Cash flows from investing activities:</b>			
Dividends, interest and rents from investments		4,135	4,486
Proceeds from the sale of investments		49,860	26,958
Purchase of tangible fixed assets		(11,934)	(12,597)
Purchase of investments		(38,730)	(20,852)
Repayments of programme-related loans		–	39
<b>Net cash provided by/(used in) investment activities</b>		<b>3,331</b>	<b>(1,966)</b>
<b>Cash flows from financing activities</b>			
Cash inflows from new borrowing		–	30,000
Capital repayment of borrowing		–	(10,000)
New finance leases		–	2,580
Capital element of finance lease repayments		(809)	(574)
<b>Net cash (used in)/provided by financing activities</b>		<b>(809)</b>	<b>22,006</b>
<b>Change in cash and cash equivalents in the reporting period</b>		<b>(2,981)</b>	<b>11,113</b>
Cash and cash equivalents at the beginning of the reporting period		48,262	37,149
<b>Cash and cash equivalents at the end of the reporting period</b>		<b>45,281</b>	<b>48,262</b>

## Analysis of changes in net debt

	Total funds brought forward at 1 April 2021 £'000	Cash flows £'000	Other movements £'000	Total funds carried forward as at 31 March 2022 £'000
Cash and cash equivalents	48,262	(2,981)	–	45,281
Finance leases	(3,380)	–	809	(2,571)
Borrowing	(30,000)	–	–	(30,000)
	14,882	(2,981)	809	12,710

## FINANCIAL STATEMENTS

## Notes to the accounts

## Accounting policies

## Basis of preparation

The accounts have been prepared under the historic cost convention, with the exception of investments which are included at fair value.

The accounts have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and the Charities Act 2011 and UK Generally Accepted Practice as it applies from 1 January 2015.

The accounts are presented in sterling and rounded to the nearest thousand pounds.

The charity is a public benefit entity as defined by FRS 102.

The trustees consider that there are no material uncertainties about UCLH Charity's ability to continue as a going concern. Preparation of the accounts requires the trustees to make significant judgements and estimates. The items in the accounts where these judgements and estimates have been made include:

- estimating investment management fees charged on managed funds;
- the basis for allocation of support costs
- estimating the useful economic life of tangible fixed assets and intangible assets; and
- the valuation of investment properties
- the valuation of the Bedford Passage development being carried out by Middlesex Annexe LLP.

The results of the wholly-owned subsidiary company, QS Enterprises Ltd, have been consolidated in these accounts on a line-by-line basis. Further details are given in note 4.

A wholly-owned subsidiary company, Middlesex UCLHC Ltd, was set up in 2017-18. Its financial activities commenced on 1 April 2018 and have been consolidated into these accounts on a line-by-line basis. Further details are given in note 5.

A limited liability partnership, Middlesex Annexe LLP, was set up in 2017-18. The two partners in the partnership are UCLH Charity and Middlesex UCLHC Ltd. The LLP's financial activities commenced on 1 April 2018 and have been consolidated into these accounts on a line-by-line basis. Further details are given in note 6.

## Funds structure

Where there is a legal restriction on the purpose to which a fund may be put, the fund is classified either as a restricted fund or an endowment fund. Restricted funds are those where the donor has provided for the donation to be spent in furtherance of a specified charitable purpose. Endowment funds arise when the donor has expressly provided that the gift is to be invested and only the income of the fund may be spent.

Those funds which are neither endowment nor restricted income funds, are unrestricted income funds which are sub analysed between designated (earmarked) funds where the trustees have set aside amounts to be used for specific purposes or which reflect the non-binding wishes of donors and unrestricted funds which are at the trustees' discretion, including the general funds which represent the charity's reserves. The major funds held in each of these categories are disclosed in note 19.

## Income

All income is recognised once the group has entitlement to the resources, it is probable (more likely than not) that the resources will be received and the monetary value of income can be measured with sufficient reliability. Where there are terms or conditions attached to income, particularly grants, then these terms or conditions must be met before the income is recognised as the entitlement condition will not be satisfied until that point.

Where terms or conditions have not been met or uncertainty exists as to whether they can be met then the relevant income is not recognised in the year but deferred and shown on the balance sheet as deferred income.

Legacies are accounted for as income either upon receipt or where the receipt of the legacy is probable. Receipt is probable when:

- Confirmation has been received from the representatives of the estate(s) that probate has been granted
- The executors have established that there are sufficient assets in the estate to pay the legacy and
- All conditions attached to the legacy have been fulfilled or are within the charity's control.

The income received from the invested endowment funds is wholly restricted.

Donated goods given for use by the group are valued and recognised as income and expenditure in the statement of financial activities at the value the charity estimates it would pay in the open market for equivalent goods where this can be reliably estimated.



## FINANCIAL STATEMENTS NOTES TO THE ACCOUNTS

### Expenditure and irrecoverable VAT

All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to each category of expense shown in the statement of financial activities. Expenditure is recognised when the following criteria are met:

- There is a present legal or constructive obligation resulting from a past event
- It is more likely than not that a transfer of benefits (usually a cash payment) will be required in settlement
- The amount of the obligation can be measured or estimated reliably.

Irrecoverable VAT is charged against the category of expenditure for which it was incurred.

Grants payable are payments made to linked, related party or third party NHS bodies, in furtherance of the charity's objectives. Grant payments are recognised as expenditure when the conditions for their payment have been met or where there is a constructive obligation to make a payment. A constructive obligation arises when:

- We have communicated our intention to award a grant to a recipient who then has a reasonable expectation that they will receive a grant;
- We have made a public announcement about a commitment which is specific enough for the recipient to have a reasonable expectation that they will receive a grant; and
- There is an established pattern of practice which indicates to the recipient that we will honour our commitment.

The trustees have control over the amount and timing of grant payments and consequently where approval has been given by the trustees and any of the above criteria have been met then a liability is recognised. Grants are not usually awarded with conditions attached. However, when they are, then those conditions have to be met before the liability is recognised.

### Allocation of support costs

Support costs are those costs which do not relate directly to a single activity. These include staff costs, costs of administration, legal fees and audit fees. Support costs have been apportioned between costs of raising funds and charitable activities on an appropriate basis. The analysis of support costs and the bases of apportionment applied are shown in note 9.

### Costs of raising funds

The costs of raising funds are those costs attributable to generating income for the charity, other than those costs incurred in undertaking charitable activities or the costs incurred in undertaking trading activities in furtherance of the charity's objects. The costs of raising funds represent fundraising costs together with the operating costs of the charity's subsidiary companies, investment management fees and property management costs.

### Charitable activities

Costs of charitable activities comprise all costs incurred in the pursuit of the charitable objects of the charity. These costs, where not wholly attributable, are apportioned between the categories of charitable expenditure in addition to the direct costs. The total costs of each category of charitable expenditure include an apportionment of support costs as shown in note 8.

### Tangible fixed assets and depreciation

Neither the charity nor its subsidiary companies have a strict monetary limit below which fixed assets are not capitalised. Instead, each asset or group of assets is considered separately and capitalised if appropriate, unless the value is clearly negligible.

Depreciation is provided on all tangible fixed assets at rates calculated to write off the cost less estimated residual value of each asset evenly over its expected useful life, as follows:

Leasehold improvements	Over the term of the lease
Furniture, medical and office equipment	3 to 5 years
Computer equipment	2 to 3 years

The carrying values of tangible fixed assets are reviewed for impairment in periods if events or changes in circumstances indicate that the carrying value may not be recoverable.

Land and buildings are subject to revaluation and are not depreciated. Formal valuations for land and buildings are usually carried out by a professional valuer at five yearly intervals and a formal valuation was last carried out by Dron & Wright at 31 March 2018. Between formal valuations, desktop valuations are provided by a professional valuer, which are used to value the freehold land and buildings in the accounts at the year end date. Valuation gains and losses are credited (or debited) to other gains or losses within the statement of financial activities with the balance sheet reflecting the revalued amounts. Any revaluation losses in excess of previously recognised revaluation gains are shown within the appropriate heading of expenditure.

## FINANCIAL STATEMENTS NOTES TO THE ACCOUNTS

### Investments

Listed investments are a form of basic financial instrument and are included in the accounts at their market value as at the balance sheet date. Investment portfolios are held with Sarasin & Partners LLP, Cazenove Capital Management and CCLA. For Sarasin & Partners LLP and Cazenove Capital Management, quoted stocks and shares are included in the balance sheet at bid price at close of business on the valuation date. Realised and unrealised gains (or losses) are credited (or debited) to the statement of financial activities in the year in which they arise.

The charity does not acquire put options, derivatives or other complex financial instruments.

Formal valuations for land and buildings are usually carried out by a professional valuer at five yearly intervals and a formal valuation was last carried out by Dron & Wright at 31 March 2018. Between formal valuations, desktop valuations are provided by a professional valuer, which are used to value the investment properties in the accounts at the year end date. Valuation gains and losses are credited (or debited) to the statement of financial activities with the balance sheet reflecting the revalued amounts. No depreciation is charged on investment properties.

Investments in subsidiary companies are valued at cost with provision being made for any permanent diminution in value.

### Programme-related loans

Programme-related loans comprise loans made by the charity to related organisations in furtherance of UCLH Charity's objectives. These are included in the balance sheet at the recoverable amount.

### Cash at bank and in hand

Cash at bank and in hand represents such accounts and instruments that are available on demand or have a maturity of less than three months from the date of acquisition.

### Pension costs

Employees of the Old Charity at 31 March 2017 were entitled to join the NHS Pensions Scheme, an unfunded, defined benefit scheme that covers NHS employers, general practices and other bodies, allowed under the direction of the Secretary of State, in England and Wales. The scheme is not designed to be run in a way that would enable participating bodies to identify their share of the underlying Scheme assets and liabilities. Therefore, the Scheme is accounted for as if it were a defined contribution scheme: the cost to the charity of participating in the Scheme is taken as equal to the contributions payable to the Scheme for the accounting period.

The Scheme is a final salary scheme. Since 1 April 2015 there have been two separate pension schemes covering NHS workers. The 1995/2008 Scheme closed with effect from 1 April 2015 except for some members entitled to continue in this Scheme through 'Protection' arrangements. On 1 April 2015 a new NHS Pension Scheme was introduced. This new Scheme covers all former members of the 1995/2008 Scheme not eligible to continue in that Scheme as well as new NHS employees on or after 1 April 2015.

The Scheme is subject to a full actuarial valuation every four years, and an IAS 19 accounting valuation every year. The valuation of scheme liability in accordance with IAS 19 is carried out annually by the Scheme Actuary. The latest assessment of the liabilities of the Scheme is contained in the Scheme Actuary report, which forms part of the annual NHS Pension Scheme (England and Wales) Resource Account, published annually. These accounts can be viewed on the NHS Pensions website.

A defined contribution scheme has been set up for employees who join the New Charity. Contributions are charged on a payable basis.

QS Enterprises Ltd contributes to the personal pension schemes of all employees, other than directors. Contributions are charged to the statement of financial activities as they become payable in accordance with the contribution rates agreed with the relevant employees.

## FINANCIAL STATEMENTS

### NOTES TO THE ACCOUNTS

#### Leased assets

Rentals paid under operating leases are charged to income on a straight line basis over the lease term.

Assets held under finance leases, which are leases where substantially all the risk and rewards of ownership of the asset have passed to the company, are capitalised in the balance sheet and are depreciated over their useful lives. The capital elements of future obligations under finance leases are included as liabilities in the balance sheet.

The interest elements of the rental obligations are charged to the statement of financial activities over the period of the leases and represent a constant proportion of the balance of capital repayments outstanding.

#### Debtors

Debtors are recognised at their settlement amount, less any provision for non-recoverability. Prepayments are valued at the amount prepaid. They have been discounted to the present value of the future cash receipt where such discounting is material.

#### Creditors and provisions

Creditors and provisions are recognised when there is an obligation at the balance sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably. Creditors and provisions are recognised at the amount the charity anticipates it will pay to settle the debt. They have been discounted to the present value of the future cash payment where such discounting is material.

#### Financial instruments

The charity only holds basic financial instruments as defined in FRS 102. The financial assets and financial liabilities of the charity and their measurement basis are as follows:

*Financial assets* – other debtors are basic financial instruments and are debt instruments measured at amortised cost.

Listed investments are a basic financial instrument as detailed above. Prepayments are not financial instruments.

*Cash at bank* – classified as a basic financial instrument and is measured at face value

*Financial liabilities* – accruals and other creditors are financial instruments, and are measured at amortised cost.



FINANCIAL STATEMENTS  
NOTES TO THE ACCOUNTS

01 **Comparative consolidated statement of financial activities split between funds**  
FOR THE YEAR ENDED 31 MARCH 2021

	Note	Unrestricted Funds £'000	Restricted Funds £'000	Endowment Funds £'000	2021 Total Funds £'000
<b>Income and endowments from:</b>					
Donations and legacies	3	7,539	265	–	<b>7,804</b>
Charitable activities		819	–	–	<b>819</b>
Other trading activities					
Turnover of QS Enterprises Ltd	4	3,892	–	–	<b>3,892</b>
Other fundraising activities		37	–	–	<b>37</b>
Investments	7	4,177	75	–	<b>4,252</b>
<b>Total income</b>		<b>16,464</b>	<b>340</b>	<b>–</b>	<b>16,804</b>
<b>Expenditure on:</b>					
Raising funds					
Costs of generating donations and legacies		833	6	–	<b>839</b>
Fundraising trading expenditure					
Operating costs of QS Enterprises Ltd	4	4,509	–	–	<b>4,509</b>
Operating costs of Middlesex Annexe LLP		9,311	–	–	<b>9,311</b>
Other		24	–	–	<b>24</b>
Investment management costs					
Costs of managing quoted investments		145	9	23	<b>177</b>
Costs of managing, maintaining and repairing investment properties		680	–	–	<b>680</b>
Bank interest and charges on loan relating to investment properties		573	–	–	<b>573</b>
Charitable activities	8				
Medical equipment and infrastructure costs		7,488	4	–	<b>7,492</b>
Provision of staff and professional services		5,156	83	–	<b>5,239</b>
Patient welfare and amenities		1,878	1	–	<b>1,879</b>
Medical research		972	1	–	<b>973</b>
Staff education and development		2,200	2	–	<b>2,202</b>
<b>Total expenditure</b>		<b>33,769</b>	<b>106</b>	<b>23</b>	<b>33,898</b>
Net (expenditure)/income before investment gains		(17,305)	234	(23)	<b>(17,094)</b>
Net gains on investments	15	2,280	302	1,088	<b>3,670</b>
<b>Net (expenditure)/income and net movement in funds</b>		<b>(15,025)</b>	<b>536</b>	<b>1,065</b>	<b>(13,424)</b>
<b>Reconciliation of funds</b>					
Total funds brought forward	19	147,493	3,053	6,845	<b>157,391</b>
<b>Total funds carried forward</b>	<b>19</b>	<b>132,468</b>	<b>3,589</b>	<b>7,910</b>	<b>143,967</b>

## FINANCIAL STATEMENTS

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## 02 Comparative charity only statement of financial activities split between funds

### FOR THE YEAR ENDED 31 MARCH 2021

	Note	Unrestricted Funds £'000	Restricted Funds £'000	Endowment Funds £'000	2021 Total Funds £'000
<b>Income and endowments from:</b>					
Donations and legacies		7,539	265	–	<b>7,804</b>
Charitable activities		820	–	–	<b>820</b>
Other fundraising activities		37	–	–	<b>37</b>
Investments	7	5,545	75	–	<b>5,620</b>
Other		52	–	–	<b>52</b>
<b>Total income</b>		<b>13,993</b>	<b>340</b>	<b>–</b>	<b>14,333</b>
<b>Expenditure on:</b>					
Raising funds					
Costs of generating donations and legacies		833	6	–	<b>839</b>
Fundraising trading expenditure					
Other		24	–	–	<b>24</b>
Investment management costs					
Costs of managing quoted investments		145	9	23	<b>177</b>
Costs of managing, maintaining and repairing investment properties		680	–	–	<b>680</b>
Bank interest and charges on loan relating to investment properties		573	–	–	<b>573</b>
Charitable activities	8				
Medical equipment and infrastructure costs		7,488	4	–	<b>7,492</b>
Provision of staff and professional services		5,156	83	–	<b>5,239</b>
Patient welfare and amenities		1,878	1	–	<b>1,879</b>
Medical research		972	1	–	<b>973</b>
Staff education and development		2,200	2	–	<b>2,202</b>
<b>Total expenditure</b>		<b>19,949</b>	<b>106</b>	<b>23</b>	<b>20,078</b>
Net (expenditure)/income before investment gains		(5,956)	234	(23)	<b>(5,745)</b>
Net gains on investments	15	2,280	302	1,088	<b>3,670</b>
<b>Net (expenditure)/income and net movement in funds</b>		<b>(3,676)</b>	<b>536</b>	<b>1,065</b>	<b>(2,075)</b>
<b>Reconciliation of funds</b>					
Total funds brought forward	19	149,929	3,053	6,845	<b>159,827</b>
<b>Total funds carried forward</b>		<b>146,253</b>	<b>3,589</b>	<b>7,910</b>	<b>157,752</b>

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### 03 Donations and legacies

	2022				2021			
	Unrestricted Funds £'000	Restricted Funds £'000	Endowment Funds £'000	Total Funds £'000	Unrestricted Funds £'000	Restricted Funds £'000	Endowment Funds £'000	Total Funds £'000
Donations	6,260	265	–	6,525	5,909	265	–	6,174
Legacies	393	–	–	393	568	–	–	568
Grants	598	8,100	–	8,698	1,062	–	–	1,062
	7,251	8,365	–	15,616	7,539	265	–	7,804

Donations exclude gifts in kind received during the year, as it is not possible to put a value on what the charity would have paid for these items.

### 04 QS Enterprises Ltd

The charity's wholly owned subsidiary, QS Enterprises Ltd, is incorporated in England and Wales (company number 01850377). Its principal activity is the provision of clinical imaging services to patients of NHS and private hospitals. QS Enterprises Ltd donates its taxable profit, if any, to UCLH Charity. A summary of its results is shown below. Separately audited accounts for the company are filed with the Registrar of Companies. The share capital of QS Enterprises Ltd has a nominal value of £2.

	2022 Total £'000	2021 Total £'000
Turnover	5,787	3,892
Operating expenses	(4,923)	(4,381)
Audit fee	(17)	(17)
Bank interest receivable	–	1
Interest payable	(191)	(165)
Profit for the year	656	(670)
Reserves brought forward	(603)	67
<b>Reserves carried forward</b>	<b>53</b>	<b>(603)</b>



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#### 05 Middlesex UCLHC Ltd

The charity's wholly owned subsidiary, Middlesex UCLHC Ltd, is incorporated in England and Wales (company number 10821655). The company operates as a holding company in order to facilitate the development of the site of the former Middlesex Hospital Annexe. It was incorporated on 15 June 2017 and began trading on 1 April 2018. It donates its taxable profit, if any, to UCLH Charity. A summary of its results is shown below. Separately audited accounts for the company are filed with the Registrar of Companies. The share capital of Middlesex UCLHC Ltd has a nominal value of £1.

	2022 Total £'000	2021 Total £'000
Turnover	198	167
Operating expenses	(200)	(169)
Audit fee	(3)	(3)
Loss for the year	(5)	(5)
Interest receivable	1,622	837
Interest payable	(1,617)	(832)
Profit for the year	–	–
Reserves brought forward	–	–
<b>Reserves carried forward</b>	<b>–</b>	<b>–</b>

#### 06 Middlesex Annexe LLP

This limited liability partnership has registered number OC417941 and consists of two partners, UCLH Charity and Middlesex UCLHC Ltd. The LLP was formed on 28 June 2017 and began trading on 1 April 2018. Its principal activity is property development and its aim is to maximise profits for its members. A summary of its results is shown below. Separately audited accounts for the LLP are filed with the Registrar of Companies.

	2022 Total £'000	2021 Total £'000
Operating expenses	(542)	(443)
Audit fee	(4)	(4)
Interest payable	(1,932)	(1,368)
Impairment on asset under construction	(3,023)	(8,864)
Loss for the year	(5,501)	(10,679)
Losses brought forward	(13,182)	(2,503)
<b>Losses carried forward</b>	<b>(18,683)</b>	<b>(13,182)</b>

#### 07 Investment income

	2022				2021			
	Unrestricted Funds £'000	Restricted Funds £'000	Endowment Funds £'000	Total Funds £'000	Unrestricted Funds £'000	Restricted Funds £'000	Endowment Funds £'000	Total Funds £'000
Investment properties	3,396	–	–	3,396	3,391	–	–	3,391
Listed investments	615	37	–	652	706	39	–	745
Common deposit or common investment funds	–	40	–	40	–	36	–	36
Other investments	47	–	–	47	80	–	–	80
	<b>4,058</b>	<b>77</b>	<b>–</b>	<b>4,135</b>	<b>4,177</b>	<b>75</b>	<b>–</b>	<b>4,252</b>

## FINANCIAL STATEMENTS

### NOTES TO THE ACCOUNTS

#### 08 Charitable activities

	2022				2021			
	Activities undertaken directly £'000	Grant funded activities (note 10) £'000	Support costs (note 9) £'000	Total Funds £'000	Activities undertaken directly £'000	Grant funded activities (note 10) £'000	Support costs (note 9) £'000	Total Funds £'000
Improvements to patient services								
Medical equipment and infrastructure costs	2,532	257	184	2,973	1,058	6,170	264	7,492
Provision of staff and professional services	2,827	465	217	3,509	3,339	1,716	184	5,239
Patient welfare and amenities	1,102	746	122	1,970	1,086	727	66	1,879
Medical research	913	716	107	1,736	886	53	34	973
Staff education and development	1,596	110	113	1,819	1,978	146	78	2,202
	8,970	2,294	743	12,007	8,347	8,812	626	17,785

The charity has a number of designated discretionary funds where decisions over spending are delegated to ward or consultant level, under the oversight of officers of the charity. Direct expenditure from these funds delivered a significant proportion of the activities of the charity. More details are given in the Report of the Trustees.

#### 09 Support costs – apportionment

		2022						
		Charitable activities						Totals costs £'000
Expenditure type	Basis of apportionment	Raising funds £'000	Equipment £'000	Staff & professional services £'000	Patient welfare & amenities £'000	Medical research £'000	Staff education & development £'000	
Charity staff salaries	Time	229	110	130	73	64	68	674
Governance	Proportional to salaries	38	5	6	3	3	3	58
Premises costs	Proportional to salaries	93	45	53	30	26	27	274
Other office and sundry costs	Proportional to salaries	65	24	28	16	14	15	162
		425	184	217	122	107	113	1,168

		2021						
		Charitable activities						Totals costs £'000
Expenditure type	Basis of apportionment	Raising funds £'000	Equipment £'000	Staff & professional services £'000	Patient welfare & amenities £'000	Medical research £'000	Staff education & development £'000	
Charity staff salaries	Time	231	182	127	46	23	53	662
Governance	Proportional to salaries	16	13	9	3	2	4	47
Premises costs	Proportional to salaries	67	39	27	10	5	12	160
Other office and sundry costs	Proportional to salaries	50	30	21	7	4	9	121
		364	264	184	66	34	78	990

## FINANCIAL STATEMENTS

### NOTES TO THE ACCOUNTS

#### 10 Analysis of grants

	2022		2021	
	Number of grants	Aggregate amount paid £'000	Number of grants	Aggregate amount paid £'000
Medical equipment and infrastructure costs	2	257	3	6,170
Provision of staff and professional services	3	465	8	1,716
Patient welfare and amenities	9	746	6	727
Medical research	2	716	1	53
Staff education and development	2	110	1	146
	18	2,294	19	8,812

All grants were to UCL Hospitals NHS Foundation Trust.

#### 11 Net movement in funds

This is stated after charging:

	2022				2021			
	Unrestricted Funds £'000	Restricted Funds £'000	Endowment Funds £'000	Total Funds £'000	Unrestricted Funds £'000	Restricted Funds £'000	Endowment Funds £'000	Total Funds £'000
Staff costs (note 12)	2,686	–	–	2,686	2,675	–	–	2,675
Auditors' remuneration								
Statutory audit services, charity only								
Current year	26	–	–	26	25	–	–	25
Statutory audit services, subsidiary companies	24	–	–	24	23	–	–	23
Other services	7	–	–	7	4	–	–	4
Depreciation	574	–	–	574	641	–	–	641
Operating lease charges	431	–	–	431	233	–	–	233



## FINANCIAL STATEMENTS

### NOTES TO THE ACCOUNTS

## 12 Staff costs

	2022 Total Funds £'000	2021 Total Funds £'000
Wages and salaries	2,281	2,246
Employer's national insurance costs	250	268
Pension costs	155	161
	<b>2,686</b>	<b>2,675</b>

	Headcount		Full time equivalent	
	2022	2021	2022	2021
The average number of employees, analysed by function, was:				
Charity employees	11	11	10	10
Staff of trading subsidiaries	40	40	40	38
	<b>51</b>	<b>51</b>	<b>50</b>	<b>48</b>

The number of senior employees whose emoluments for the year amounted to £60,000 or more were:

	2022			2021		
	Charity	Subsidiaries	Total	Charity	Subsidiaries	Total
£60,001 – £70,000	–	1	1	–	1	1
£70,001 – £80,000	–	2	2	–	2	2
£80,001 – £90,000	2	–	2	2	–	2
£130,001 – £140,000	–	1	1	1	1	2
£140,001 – £150,000	1	–	1	–	–	–
£190,001 – £200,000	1	–	1	1	–	1
	4	4	8	4	4	8

The key management personnel of the charity comprise the trustees, the chief executive, the development director, the charity secretary and the finance director. The total remuneration paid to the key management personnel including employer's national insurance and pension contributions was £608k (2021: £589k).

Benefits were accruing to one of the above members of staff at the charity's subsidiary company QS Enterprises Ltd under the defined benefit pension scheme outlined under accounting policies (2021: one member of staff). Contributions of £13k (2021: £13k) were made to purchase defined contribution pension benefits on behalf of one of the above members of staff at the charity's subsidiary company QS Enterprises Ltd.

None of the trustees received remuneration during this or the preceding year. Expenses totalling £314 were reimbursed to one trustee (2021: £168 to one trustee).

The charity has purchased insurance to protect trustees from claims arising from negligent acts, errors or omissions occurring whilst on charity business. The insurance policy provides cover up to £3m (2021: £3m) and the cost for the year ended 31 March 2022 was £3k (2021: £3k).

## FINANCIAL STATEMENTS

### NOTES TO THE ACCOUNTS

#### 13 Taxation

UCLH Charity is a registered charity and therefore is not liable to income tax or corporation tax on income derived from its charitable activities, as it falls within the various exemptions available to registered charities. Its wholly owned subsidiaries donate their taxable profits, if any, to the charity.

#### 14 Tangible assets

	Group					
	Land & buildings (charity only) £'000	Assets under construction £'000	Leasehold improvements £'000	Furniture, medical & office equipment £'000	Computer equipment £'000	Total £'000
<b>Cost or valuation</b>						
Brought forward at 1 April 2021	9,090	30,112	4,433	4,305	781	<b>48,721</b>
Additions	–	13,436	8	23	33	<b>13,500</b>
Impairment of asset under construction	–	(3,023)	–	–	–	<b>(3,023)</b>
Balance at 31 March 2022	9,090	40,525	4,441	4,328	814	<b>59,198</b>
<b>Accumulated depreciation</b>						
Brought forward at 1 April 2021	–	–	1,718	1,683	660	<b>4,061</b>
Charge for the year	–	–	215	305	54	<b>574</b>
Balance at 31 March 2022	–	–	1,933	1,988	714	<b>4,635</b>
Net book value at 31 March 2022	9,090	40,525	2,508	2,340	100	<b>54,563</b>
Net book value at 31 March 2021	9,090	30,112	2,715	2,622	121	<b>44,660</b>

Land and buildings are held by the charity only. They were revalued as at 31 March 2022 by an independent valuer using a term and reversion technique which values the existing income stream at an initial yield with a reversion to estimated rental value once the current income stream has expired.

Assets under construction consist of the Bedford Passage Development, which was transferred from the charity to Middlesex Annexe LLP on 1 April 2018. At 31 March 2022 the purchase cost of the property and the associated planning and professional fees and building costs were £52.4m (2021: £39.0m), less an impairment of £11.9m (2021 (£8.9m)). At the year end, the LLP was in negotiations with Camden Council about the tenure mix of the residential part of the property development. The most recent valuations and cost projections showed that if the expected worse case outcome occurred, the development was likely to make a deficit of £13.6m. This figure has been included as an impairment in the accounts at the year end 31 March 2022. The development programme for the project anticipates that if it does proceed then it is expected to be completed in 2024. There remains considerable uncertainty over the final value of the property at that point. Current valuations have been severely affected by the Covid-19 pandemic, and the board is hopeful that they will have recovered by the time of completion.

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## 15 Listed investments and investment properties – group and charity

	2022			2021		
	Listed investments £'000	Investment property £'000	Total £'000	Listed investments £'000	Investment property £'000	Total £'000
Market value at 1 April	40,985	61,190	102,175	39,501	65,110	104,611
Add: acquisitions at cost	38,730	–	38,730	20,852	–	20,852
Less: disposals at carrying value	(48,751)	–	(48,751)	(23,698)	–	(23,698)
Net unrealised (losses)/gain on revaluation	588	–	588	4,330	(3,920)	410
<b>Market value at 31 March</b>	<b>31,552</b>	<b>61,190</b>	<b>92,742</b>	<b>40,985</b>	<b>61,190</b>	<b>102,175</b>
Historic cost at 31 March	30,018	42,928	72,946	38,122	42,928	81,050

Disposal proceeds during the year amounted to £49.9m (2021: £27.0m).

Analysis of listed investments and investment properties – group and charity:

	2022			2021		
	Held in the UK £'000	Held overseas £'000	Total £'000	Held in the UK £'000	Held overseas £'000	Total £'000
Investment properties – charity	61,190	–	61,190	61,190	–	61,190
Investments listed in the stock exchange or valued by reference to such investments	3,973	25,459	29,432	17,680	21,155	38,835
Investments in common deposit or common investment funds	1,327	–	1,327	1,221	–	1,221
Cash held as part of investment portfolio	793	–	793	929	–	929
<b>Total investments – group and charity</b>	<b>67,283</b>	<b>25,459</b>	<b>92,742</b>	<b>81,020</b>	<b>21,155</b>	<b>102,175</b>

The trustees consider the following individual investment holdings at 31 March 2022 to be material:

	Listed investments £'000	Investment properties £'000
170 Tottenham Court Road, London	–	51,710
68 and 70 Huntley Street, London	–	3,240
69–75 Chenies Mews, London	–	6,240
Invesco Physical Gold	1,492	–

## FINANCIAL STATEMENTS

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#### 16 Debtors

	Group		Charity	
	2022 £'000	2021 £'000	2022 £'000	2021 £'000
<b>Amounts falling due within one year:</b>				
Trade debtors	10,105	2,177	9,182	1,698
Prepayments	628	602	136	80
Accrued income	433	834	433	834
Due from subsidiary undertakings	–	–	70	50
Other debtors	2,439	1,814	1,607	1,126
Total debtors falling due within one year	13,605	5,427	11,428	3,788
<b>Amounts falling due after more than one year:</b>				
Due from subsidiary undertakings	–	–	43,186	45,646
Total debtors falling due after more than one year	–	–	43,186	45,646
<b>Total debtors</b>	<b>13,605</b>	<b>5,427</b>	<b>54,614</b>	<b>49,434</b>

Amounts due to the charity from subsidiary undertakings are shown net of a provision for doubtful debts of £18,683k.

#### 17 Creditors: amounts falling due within one year

	Group		Charity	
	2022 £'000	2021 £'000	2022 £'000	2021 £'000
Trade creditors	1,447	1,129	510	657
Other creditors	973	913	241	232
Grant creditors	19,302	18,548	19,302	18,548
Accruals	2,290	2,283	1,397	1,263
Deferred income	801	193	801	193
Hire purchase contracts	837	805	–	–
	25,650	23,871	22,251	20,893

#### 18 Creditors: amounts falling due after more than one year

	Group		Charity	
	2022 £'000	2021 £'000	2022 £'000	2021 £'000
Hire purchase contracts	1,734	2,574	–	–
Other creditors	7	112	–	–
Bank loan	30,000	30,000	30,000	30,000
	31,741	32,686	30,000	30,000

The bank loan relates to an agreed 30 year facility with Reassure Limited repayable on 30 March 2051. The loan has a fixed interest rate of 3.16% and is secured on the charity's freehold property, 170 Tottenham Court Road.

Minimum lease payments on hire purchase contracts of £1,734k fall due between one and five years (2021: £2,438k due between one and five years; £136k due in more than five years).



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19 Analysis of net movement in funds

	Total funds brought forward at 1 April 2021 £000	Total income £000	Total expenditure £000	Transfers between funds £000	Gains and losses £000	Total funds carried forward at 31 March 2022 £000
<b>Endowment funds:</b>						
Otto Beit Fund	202	–	–	–	17	219
Dresden Assistance Fund	485	–	–	–	42	527
UCLH Spicer Samaritan Fund	274	–	–	–	24	298
Gordon Taylor Fund	281	–	–	–	23	304
David E Hughes Fund	2,133	–	(10)	–	72	2,195
University College Hospital Fund	4,535	–	(13)	–	153	4,675
<b>Total endowment funds (group and charity)</b>	<b>7,910</b>	<b>–</b>	<b>(23)</b>	<b>–</b>	<b>331</b>	<b>8,218</b>
<b>Restricted funds:</b>						
Otto Beit Fund	139	9	(2)	–	5	151
Dresden Assistance Fund	337	22	(5)	–	12	366
UCLH Spicer Samaritan Fund	1,218	33	(21)	–	41	1,271
Gordon Taylor Fund	276	13	(4)	–	9	294
CancerCare at UCLH Fund	81	–	(44)	–	–	37
Institute of Sport Fund	893	–	–	–	–	893
Exilarch's Foundation	645	265	(560)	–	–	350
Digital Innovation Hub	–	627	–	–	–	627
BioResource Facility	–	707	–	–	–	707
Clinical Research Facility	–	1,987	–	–	–	1,987
BSL-2 Lab	–	2,279	–	–	–	2,279
Clinical Apprenticeship	–	2,500	–	–	–	2,500
<b>Total restricted funds (group and charity)</b>	<b>3,589</b>	<b>8,442</b>	<b>(636)</b>	<b>–</b>	<b>67</b>	<b>11,462</b>
<b>Unrestricted funds:</b>						
General funds	77,517	7,001	(25,241)	(4,402)	984	55,859
Designated discretionary funds	53,970	6,923	(7,183)	527	7	54,244
Other designated funds	14,766	450	(434)	3,875	307	18,964
<b>Total unrestricted funds, charity</b>	<b>146,253</b>	<b>14,374</b>	<b>(32,858)</b>	<b>–</b>	<b>1,298</b>	<b>129,067</b>
Trading companies	(13,785)	3,785	10,053	–	–	(18,630)
<b>Total unrestricted funds, group</b>	<b>132,468</b>	<b>18,159</b>	<b>(22,805)</b>	<b>–</b>	<b>1,298</b>	<b>129,120</b>
<b>Total funds</b>	<b>143,967</b>	<b>26,601</b>	<b>(23,464)</b>	<b>–</b>	<b>1,696</b>	<b>148,800</b>

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#### 19 Analysis of net movement in funds (continued)

	Total funds brought forward at 1 April 2020 £000	Total income £000	Total expenditure £000	Transfers between funds £000	Gains and losses £000	Total funds carried forward at 31 March 2021 £000
<b>Endowment funds:</b>						
Otto Beit Fund	167	–	–	–	35	<b>202</b>
Dresden Assistance Fund	402	–	–	–	83	<b>485</b>
UCLH Spicer Samaritan Fund	227	–	–	–	47	<b>274</b>
Gordon Taylor Fund	237	–	–	–	44	<b>281</b>
David E Hughes Fund	1,802	–	(8)	–	339	<b>2,133</b>
University College Hospital Fund	4,010	–	(15)	–	540	<b>4,535</b>
<b>Total endowment funds (group and charity)</b>	<b>6,845</b>	<b>–</b>	<b>(23)</b>	<b>–</b>	<b>1,088</b>	<b>7,910</b>
<b>Restricted funds:</b>						
Otto Beit Fund	111	9	(2)	–	21	<b>139</b>
Dresden Assistance Fund	270	20	(4)	–	51	<b>337</b>
UCLH Spicer Samaritan Fund	1,009	34	(16)	–	191	<b>1,218</b>
Gordon Taylor Fund	229	12	(4)	–	39	<b>276</b>
CancerCare at UCLH Fund	81	–	–	–	–	<b>81</b>
Institute of Sport Fund	898	–	(5)	–	–	<b>893</b>
Exilarch's Foundation	455	265	(75)	–	–	<b>645</b>
<b>Total restricted funds (group and charity)</b>	<b>3,053</b>	<b>340</b>	<b>(106)</b>	<b>–</b>	<b>302</b>	<b>3,589</b>
<b>Unrestricted funds:</b>						
General funds	82,806	5,040	(10,867)	(301)	839	<b>77,517</b>
Designated discretionary funds	54,177	6,895	(7,369)	242	25	<b>53,970</b>
Other designated funds	12,946	2,058	(1,713)	59	1,416	<b>14,766</b>
<b>Total unrestricted funds, charity</b>	<b>149,929</b>	<b>13,993</b>	<b>(19,949)</b>	<b>–</b>	<b>2,280</b>	<b>146,253</b>
Trading companies	(2,436)	2,471	(13,820)	–	–	<b>(13,785)</b>
<b>Total unrestricted funds, group</b>	<b>147,493</b>	<b>16,464</b>	<b>(33,769)</b>	<b>–</b>	<b>2,280</b>	<b>132,468</b>
<b>Total funds</b>	<b>157,391</b>	<b>16,804</b>	<b>(33,898)</b>	<b>–</b>	<b>3,670</b>	<b>143,967</b>

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### 19 Analysis of net movement in funds (continued)

#### Fund descriptions

*Otto Beit Fund* – to be applied for the benefit of patients suffering from arthritis and rheumatoid conditions.

*Dresden Assistance Fund* – to be applied for the benefit of inpatients of University College Hospital who are in need.

*UCLH Spicer Samaritan Fund* – for the relief of patients who have been treated at any hospital of UCLH NHS Foundation Trust.

*Gordon Taylor Fund* – to be applied for the benefit of incapacitated nurses of the former Middlesex Hospital or of University College Hospital.

*David E Hughes Fund* – to be applied for the general purposes of University College Hospital.

*University College Hospital Fund* – to be applied for the general purposes of UCH.

*CancerCare at UCLH Fund* – for any charitable purposes of UCLH NHS Foundation Trust relating to cancer research and the treatment, benefit and comfort of cancer patients.

*Institute of Sport Fund* – for the purpose of creating an Institute of Sport Exercise and Health, a facility for the treatment of athletes and people engaged in sports.

*Exilarch's Foundation Fund* – to be applied for the Sir Naim Dangoor Centre for Cellular Immunotherapy.

*Digital Innovation Hub Fund* – for the purpose of developing, testing and implementing novel digital solutions into healthcare at UCLH and beyond.

*BioResource Project Fund* – for the purpose of piloting a study to integrate artificial intelligence delivery of healthcare and expand the use of genomics in the prevention of ill-health and delivery of more precise care.

*Clinical Research Facility Fund* – for the purpose of creating a Cancer Clinical Research Facility at UCLH with dedicated research beds for inpatient stays.

*BSL-2 Lab Fund* – for the purpose of establishing a Biosafety Level 2 facility for research and clinical trials for the advancement of cancer treatment.

*Clinical Apprenticeship Fund* – for the purpose of providing healthcare assistants and nursing associates with an opportunity to access a degree programme and join the registered nursing workforce at UCLH.

Designated discretionary funds are funds operated on behalf of specific wards or consultants, where decisions over spending are delegated to ward or consultant level, under the oversight of officers of the charity.

Other designated funds are funds which the trustees of the charity have chosen to designate for specific purposes. They include a fund held on behalf of the Royal London Hospital for Integrated Medicine, funds held for the National Hospital for Neurology and Neurosurgery as a result of the annual profit donated by QS Enterprises Ltd, various prize funds and funds created as a result of legacies given to the charity for specific purposes.

**FINANCIAL STATEMENTS**  
**NOTES TO THE ACCOUNTS**

## 20 Reconciliation of accumulated unrealised gains

	2022 £'000	2021 £'000
Unrealised gains included as part of net assets:		
On listed investments	1,534	2,863
On investment properties	18,262	18,262
<b>Total unrealised gains at 31 March</b>	<b>19,796</b>	<b>21,125</b>
Reconciliation of movements in unrealised gains:		
Unrealised gains at 1 April	21,125	19,204
Less: in respect to disposals in the year	(1,917)	1,511
Less/(add): unrealised (losses)/gains in year	588	410
<b>Total unrealised gains at 31 March</b>	<b>19,796</b>	<b>21,125</b>

## 21 Reconciliation of net income to net cash flow from operating activities

	2022 £'000	2021 £'000
Net income/(expenditure)	4,833	(13,424)
Depreciation charges (note 14)	574	641
Losses on impairment of tangible fixed asset (note 14)	3,023	8,864
(Gains) on investments	(1,696)	(3,670)
Dividends, interest and rents from investments	(4,135)	(4,486)
(Increase)/decrease in debtors	(8,178)	2,605
Increase in creditors and provisions	76	543
<b>Cash (outflow) from operating activities</b>	<b>(5,503)</b>	<b>(8,927)</b>

## 22 Commitments under non-cancellable operating leases

	Land and buildings		Other	
	2022 £'000	2021 £'000	2022 £'000	2021 £'000
As at 31 March the group had total commitments under Non-cancellable operating leases which fall due:				
within one year	275	275	358	181
within two to five years inclusive	842	957	939	376
over five years	1,119	1,279	–	–
	<b>2,236</b>	<b>2,511</b>	<b>1,297</b>	<b>557</b>
As at 31 March the charity had total commitments under Non-cancellable operating leases which fall due:				
within one year	115	115	–	–
within two to five years inclusive	42	157	–	–
	<b>157</b>	<b>272</b>	<b>–</b>	<b>–</b>



**FINANCIAL STATEMENTS  
NOTES TO THE ACCOUNTS****23 Other contractual commitments**

As at 31 March 2022, the group had contractual commitments of £nil for refurbishment costs in relation to tangible fixed assets contracted for but not accrued in the accounts at the year end (2021: £21.3m). While there were no contractual commitments at the year end, an agreement was signed after the year end with a commitment of £47.4m.

**24 Material legacies**

Legacies are accounted for as income either upon receipt or where the receipt of the legacy is probable and the amount can be determined with reasonable accuracy. As at 31 March 2022 the charity had been notified of one legacy (2021: one legacy) which was not included in income since the amount due to be received was not known.

**25 Related party transactions**

Mr Nigel Keen is a trustee of UCLH Charity and during the year there were transactions totalling £nil (2021: £52k) in relation to his son Thomas Keen. None of the other trustees or members of the key management staff or parties related to them undertook any material transactions with UCLH Charity.

The Essex Wynter Charity is a related party for UCLH Charity as the trustees of UCLH Charity appoint the trustees of the Essex Wynter Charity. The Essex Wynter Charity was charged a sum of £8k for the provision of accounting and administration services (2021: £8k). Its outstanding balance at the year end was £15k (2021: £17k).

The accounts do not include disclosure of transactions between the charity and its wholly owned trading subsidiaries due to the exemptions available under section 33 of FRS 102.

## REFERENCE AND ADMINISTRATIVE INFORMATION

**Name**

University College London Hospitals Charity

**Registered charity number**

1165398

**Company number**

09980449

**Principal office**

5th Floor East,  
250 Euston Road,  
London NW1 2PG

**Independent trustees**

Lord Hemphill (chairman)  
Mr Nigel Keen  
Mr Adrian Parkhouse  
Mr James Petit (from 16 June 2021)  
Mrs Nikki Williams-Ellis (until 5 May 2021)

**Foundation Trust trustee**

Dr Junaid Bajwa

**Clinical trustees**

Prof Donald Peebles  
Prof Mervyn Singer

**Executive team**

Philip Brading, Chief Executive  
Peter Burroughs, Development Director  
Zung To, Charity Secretary  
Josephine Webb, Finance Director

**Auditor**

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**Principal bankers**

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**Investment property advisers**

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*UCLH chief executive David Probert took part in the London Landmarks Half Marathon on 3 April 2022*

Photographer: Adam Scott, 2022

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