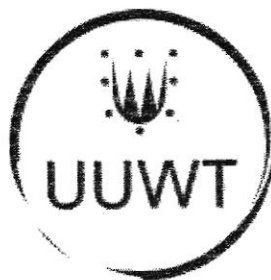


UXBRIDGE UNITED WELFARE TRUST
A Company Limited by Guarantee

REPORT AND ACCOUNTS
FOR THE YEAR ENDED
31 DECEMBER 2020

Company Number
11545982

Charity registration Number
1181683-1



UXBRIDGE UNITED WELFARE TRUST
A Company Limited by Guarantee

Reference and Administration Details

Trustees and Directors	Raymond Graham Susan James (Chair) Alan Morris Andrew Longhurst Ian Bocock Peter Davies Beulah East
General Manager	Dominic Gilham
Registered Office	Charter Building, Charter Place Uxbridge, Middlesex UB8 1JG
Charity number	1181683-1
Company number	11545982
Auditors	Ward Williams Chartered Accountants Belgrave House 39-43 Monument Hill Weybridge, Surrey KT13 8RN
Bankers	Handelsbanken Parris House, Watermans Court Watermans Business Park Kingsbury Crescent Staines Upon Thames TW18 3BA
Solicitors	Bird & Lovibond 3 Vine Street Uxbridge UB8 1RP
Investment Managers	Investec 30 Gresham Street London EC2V 7QN CCLA Fund Managers Limited Senator House 85 Queen Victoria Street London EC4V 4ET

UXBRIDGE UNITED WELFARE TRUST
A Company Limited by Guarantee

Report of the Trustees for the year ended 31st December 2020

The Trustees of Uxbridge United Welfare Trust, who are also directors for the purpose of company law, present their report and the accounts for the year ended 31 December 2020. The financial statements have been prepared in accordance with the accounting policies set out in Note 1 of the accounts and comply with the charity's Trust Deed, the Charities Act 2011 and the Charities SORP (FRS 102).

Trustees

The Trustees in office during the year and subsequently were as follows:

Ray Graham	appointed from 14.11.2010 until 13.11.2014, re-appointed from 14.11.2014 until 13.11.2018, re-appointed from 14.11.2018 until 13.11.2022.
Mrs S James	appointed from 06.09.2011 until 05.09.2016, re-appointed from 06.09.2016 until 05.09.2020, re-appointed from 06.09.2020 until 05.09.2024.
Alan Morris	appointed from 06.03.2012 until 05.03.2017, re-appointed from 06.03.2017 until 05.03.2021, re-appointed from 06.03.2021 until 05.03.2025.
Mrs B East	appointed from 23.5.2013 until 22.5.2017, re-appointed from 23.5.2017 to 22.5.2021, re-appointed from 23.5.2021 to 22.5.2025.
Andrew Longhurst	appointed from 08.11.2016 until 07.11.2020, appointed from 08.11.2020 until 07.11.2024.
Ian Bocock	appointed from 14.11.2017 until 13.11.2021.
Peter Davies	appointed from 08.01.2019 until 07.01.2023.

Objectives and activities

The Trusts consists of three separate charities, each with their own objective and activities. Each charity is restricted to residents in the former Urban District of Uxbridge as defined at 31st December 1956.

The purpose of the Almshouse charity remains the provision of an Almshouse.

The purpose of the Relief in Need charity remains the relief of poverty.

The Lord Ossulton's charity, is restricted to the promotion of education for young people under the age of 25 who are, or who have at least one parent, living in the area of benefit.

The objective of both the Relief in Need and Lord Ossulton Charities are achieved via the Trust's grant giving activities.

The Trustees confirm that they have had regard to the Charity Commission's guidance on public benefit.

UXBRIDGE UNITED WELFARE TRUST
A Company Limited by Guarantee

Achievements and performance

The Trusts have continued making grants during the year to people in need, in conjunction with local Social Services and other welfare support agencies. The Trusts continued to run and maintain Woodbridge House as an Almshouse, until December 2018, when the tenants were moved to temporary accommodation for the period of the redevelopment.

The Trustees' policy is to award grants to individuals or organisations meeting relevant criteria and within the area of benefit, following careful review. Applications for assistance are invited by contact with local authority social services, local schools, and other organisations involved with likely applicants. Grants are usually given to pay for the provision of goods or services required and not as cash. The Trust Deed states the Trusts are not to relieve public funds that are otherwise available.

The Trusts' General Manager, and the Trustees, review grant applications for suitability and help to ensure that applicants have claimed the correct welfare benefits to which they may be entitled.

As detailed below, the Trust owns a substantial property portfolio. The portfolio is managed to provide letting income at current market rates. It is Trust policy to retain properties that provided a good investment return for the long term. In addition, the Trust has funds managed by Investec and CCLA.

The bulk of the Trust assets are in freehold real estate, both commercial and residential. Most of the commercial properties were built in the late 1700's in old Uxbridge, a Conservation Area. The residential premises comprise Victorian and Edwardian villas adjacent to the Almshouse, some of which have been converted into flats, Newland House a Victorian Baptist chapel, which was converted into 8 self-contained flats, and the flats above shops in Windsor Street. The residential properties are generally let on 6 monthly agreements and the rents adjusted every two years.

The Trustees objective in holding this property portfolio is to generate capital growth and income to provide the funds required to run the Almshouse and fund the grants given by the Relief in Need and Lord Ossulton sections of the Charity. Over the past few years this objective has been met by Trustees pursuing a policy of converting the first floor of both newly acquired and existing properties into residential accommodation, leading to a substantial increase in rents and valuations.

There have been no additions to the Trust property portfolio during the year under review, although the Trust has planning permission to create another flat above a shop in Windsor Street. Funds are available for this project and it is hoped that work on the conversion will commence in 2021.

The Trustees are committed to the maintenance of these properties, to maintain rental income.

The net incoming resources for the year before revaluation of investments increased by £273,021. This increase reflects a reduction in Almshouse expenses and the completion of the large program of refurbishment works was carried out on the Trust property portfolio in 2019.

UXBRIDGE UNITED WELFARE TRUST
A Company Limited by Guarantee

Financial review

The Net Incoming Resources for the year was a surplus of £267,911 (2019: Deficit £5,110) and after investment gains and losses, including revaluation of investment properties, a surplus of £335,412 (2019: Surplus £104,196).

The Trusts' principal funding source is its property portfolio. Property values are being maintained, with the Trust maintaining its portfolio to a high standard and underlying rental income has been maintained this year.

In addition to the property portfolio, The Trusts hold approximately 10% of its fixed asset investments as managed investment funds, which can be accessed at short notice should the need arise. The Trusts only holds investments, which are considered to be ethical. These investments performed well during the year as reported in note 8 to the accounts, and they have performed well over the longer term.

Grants paid in the year amounted to £92,364 (2019: £121,978), which includes the excess rent paid for the Almshouse tenants. In addition to grants paid, staff provide advice and support in respect of benefits and other options available to claimants, and to assist with assessing applications for grants made by the Trusts.

As part of the plans to finance the rebuild of the Almshouse, early in 2017 the Trustees put in place various cost saving measures. Principal amongst these was the decision to restrict general grants to approximately £36,000 per year, this level of grants being consistent with the current level of demand.

Reserves

The Trusts' income from its property portfolio is more than sufficient to meet the day to day operating costs and grants expenditure. As such there is no requirement to hold a cash reserve, however as detailed above the Trust has investments in managed funds which can be accessed at short notice.

The balance attributable to the various funds at the year end is as follows:

Relief in Need amounted to £8,087,294	(2019: £7,890,095).
Lord Ossulton amounted to £608,290	(2019: £588,933).
Almshouse amounted to £6,157,565	(2019: £6,038,709).

As detailed in note 12 each of the funds is restricted to the purpose set out in the Trust Deed.

Risk management

The Trustees review the risks facing the charity each year with particular reference to property investment and Almshouse management (including health and safety) and these are monitored on a regular basis.

UXBRIDGE UNITED WELFARE TRUST
A Company Limited by Guarantee

Plans for future periods

Almshouse redevelopment

The Almshouses were refurbished in 1985 and again in 2003. Although extensive work had been done in recent years to improve access for people with disabilities, access to the almshouse flats on the first floor was by steep flights of narrow stairs, unsuitable for wheelchair users.

The first step in the redevelopment started in September 2013 and planning permission was obtained in December 2017. The architect and other professionals then undertook detailed work to take the scheme forward. The Almshouse residents were relocated in December 2018, but for various reasons, the rebuild did not start until November 2019. Since then, the rebuild has been delayed by bad weather and the Covid 19 pandemic but is now progressing well with completion expected in the Autumn of 2021.

The rebuilt Almshouse will provide high quality one-bedroom flat accommodation for Almshouse residents, compared to the previous bedsits. In addition, there will be a further number of high quality flats available for rent to the elderly.

Structure, governance, and management

Uxbridge United Welfare Trust is a grant giving and an almshouse charity regulated by a scheme of the Charity Commissioners, charity registration number 1181683-1.

The charity was founded in the early part of the 17th century when the profits of an established corn market in Uxbridge town centre were vested in a charitable fund for the general benefit of the poor people in the town. The market rights and manorial title were eventually passed to a group of trustees who became known as the "Lords in Trust of the Manor and Borough of Uxbridge"; a title they still retain. The charity today remains fiscally independent, receiving no income from government grants or public appeals. The trustees seek to continue the charitable intentions of the early benefactors through careful stewardship of the charity's resources.

The charity's scheme specifies that the Trust can have up to nine trustees, who may serve a maximum three terms of four years each, (Trustees appointed prior to 2013 were able to serve three terms of five years).

The Charity's decision-making process is carried out via monthly board meetings, with the General Manager in attendance.

The day to day activities of the Trusts such as property management are administered by the General Manager, with the assistance of a part time Finance Officer and a part time Clerical Officer. The pay of the General Manager and other staff are set by the Trustees.

To help Trustees to get to know the almshouse residents and their needs, all are encouraged to join in with the full range of outings, social activities, and lunches.

New Trustees are provided with an induction pack, giving information about the Trust, Trustee's responsibilities, etc. The Trust covers the cost of Trustees attendance at training seminars and makes available reading material such as Almshouse magazines.

UXBRIDGE UNITED WELFARE TRUST

A Company Limited by Guarantee

Trustees' responsibilities

The trustees, who are also the directors of Uxbridge United Welfare Trust for the purpose of company law, are responsible for preparing the Trustees' Annual Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

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

- select suitable accounting policies and then apply them consistently.
- observe the methods and principles in the Charities SORP.
- make judgements and estimates that are reasonable and prudent.
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements.
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in operation.

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

Statement of disclosure of information to auditors

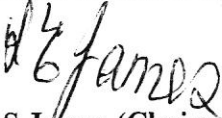
So far as each of the Trustees at the time the report is approved are aware:

- there is no relevant audit information of which the Trusts' auditors are unaware; and
- the Trustees have taken all the steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the Trusts' auditors are aware of that information.

Auditors

A resolution to re-appoint Ward Williams as auditors will be proposed at the Annual General Meeting.

Signed on behalf of the Trustees:



Mrs S James (Chairman of the Trustees)



A R Morris (Treasurer)

21st September 2021

UXBRIDGE UNITED WELFARE TRUST
A Company Limited by Guarantee

Independent Auditor's Report to the Trustees of Uxbridge United Welfare Trust

Opinion

We have audited the financial statements of Uxbridge United Welfare Trust (the 'charitable company') for the year ended 31 December 2020 which comprise statement of financial activities, balance sheet, statement of cash flows and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including 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 charitable company's affairs as at 31 December 2020, and of its incoming resources and application of resources, 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 Uxbridge United Welfare Trust in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the trustees' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the trustees have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the charitable company's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

UXBRIDGE UNITED WELFARE TRUST
A Company Limited by Guarantee

Other information

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

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

- the information given in the financial statements is inconsistent in any material respect with the trustees' report; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of trustees

As explained more fully in the trustees' responsibilities statement, the trustees, who are also the directors of Uxbridge United Welfare Trust for the purpose of company law, are responsible for the preparation of financial statements which give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charitable company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

UXBRIDGE UNITED WELFARE TRUST
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Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with regulations made under section 154 of that Act.

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.

The objectives of our audit are to identify and assess the risks of material misstatement of the financial statements due to fraud or error; to obtain sufficient appropriate audit evidence regarding the assessed risks of material misstatement due to fraud or error; and to respond appropriately to those risks. Owing to the inherent limitations of an audit, there is an unavoidable risk that material misstatements in the financial statements may not be detected, even though the audit is properly planned and performed in accordance with the ISAs (UK).

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

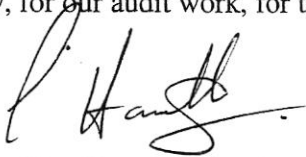
- We obtained an understanding of the legal and regulatory frameworks applicable to the charitable company and the sector in which they operate. We determined that the following were most significant: the Companies Act 2006 and the Charities Act 2011.
- We obtained an understanding of how the company are complying with those legal and regulatory frameworks by making inquiries to the management of the charitable company. We corroborated our inquiries through our review of correspondence during our audit work.
- We assessed the susceptibility of the charitable company's financial statements to material misstatement, including how fraud might occur. Audit procedures performed included:
 - identifying and assessing the design effectiveness of controls management has in place to prevent and detect fraud;
 - understanding how those charged with governance considered and addressed the potential for override of controls or other inappropriate influence over the financial reporting process;
 - challenging assumptions and judgements made by management in its significant accounting estimates;
 - identifying and testing journal entries, in particular journal entries posted with unusual account combinations; and
 - assessing the extent of compliance with the relevant laws and regulations.

UXBRIDGE UNITED WELFARE TRUST
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A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Use of our report

This report is made solely to the charity's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.



Colin Hamilton (Senior Statutory Auditor)
For and on behalf of Ward Williams
Chartered Accountants
Statutory Auditor

Belgrave House
39-43 Monument Hill
Weybridge
Surrey, KT13 8RN

24. September 2021

Ward Williams is eligible to act as an auditor in terms of section 1212 of the Companies Act 2006.

UXBRIDGE UNITED WELFARE TRUST
A company limited by guarantee

Statement of Financial Activities for the Year Ended 31 December 2020

		Restricted Fund Almshouse	Restricted Fund Almshouse	Restricted Fund Lord Ossulton	Restricted Fund Lord Ossulton	Restricted Fund Relief in Need	Restricted Fund Relief in Need	Total Funds	Total Funds
	Notes	2020	2019	2020	2019	2020	2019	2020	2019
Incoming resources									
<i>Incoming resources from generated funds</i>									
Almshouse charges		107,640	122,782	-	-	-	-	107,640	122,782
Investment property income	1 (Split)	226,803	230,969	26,480	24,362	354,757	330,290	608,040	585,621
Other investment income	1 (Split)	18	-	2	-	29	-	49	-
Donations received		-	-	-	-	-	-	-	-
		334,461	353,751	26,482	24,362	354,786	330,290	715,729	708,403
Resources expended									
<i>Cost of generating funds</i>									
Investment property expenses	1 (Split)	41,247	92,146	4,816	9,719	64,516	131,771	110,579	233,636
Management & administration	1 (Split)	26,582	26,463	3,103	2,791	41,578	37,844	71,263	67,098
<i>Charitable activities</i>									
Almshouse expenses	2	130,314	252,903	-	-	-	-	130,314	252,903
Awards & grants	3	-	-	2,100	1,827	90,264	120,151	92,364	121,978
Management & administration		42,248	36,979	-	-	-	-	42,248	36,979
<i>Governance costs</i>									
Management & administration	4 (split)	392	362	46	38	612	519	1,050	919
		240,783	408,853	10,065	14,375	196,970	290,285	447,818	713,513
Net incoming resources before transfers		93,678	(55,102)	16,417	9,987	157,816	40,005	267,911	(5,110)
Transfers between funds		-	-	-	-	-	-	-	-
Net incoming resources for the year		93,678	(55,102)	16,417	9,987	157,816	40,005	267,911	(5,110)
Revaluation of properties	7 (Split)	-	(39,440)	-	(4,160)	-	(56,400)	-	(100,000)
Realised & unrealised investment gains/losses	8 (split)	25,178	82,550	2,940	8,707	39,383	118,049	67,501	209,306
		25,178	43,110	2,940	4,547	39,383	61,649	67,501	109,306
Net movement in funds	14	118,856	(11,992)	19,357	14,534	197,199	101,654	335,412	104,196
Balances brought forward at 1 January 2020		6,038,709	6,050,701	588,933	574,399	7,890,095	7,788,441	14,517,737	14,413,541
		6,157,565	6,038,709	608,290	588,933	8,087,294	7,890,095	14,853,149	14,517,737
								14,853,149	

The statement of financial activities includes all gains and losses recognised in the year and therefore a statement of comprehensive income has not been prepared.

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

UXBRIDGE UNITED WELFARE TRUST
A company limited by guarantee

Balance sheet as at 31 December 2020

	Notes	2020	2020	2019	2019
Fixed Assets	6		3,112,584		997,765
Investment properties	7		12,087,173		12,387,173
Fixed asset investment	8		<u>1,348,940</u>		<u>1,281,439</u>
			16,548,697		14,666,377
Current assets					
Investments	9	-		-	
Debtors & prepayments	10	90,190		34,409	
Cash at bank and in hand		<u>347,434</u>		<u>54,710</u>	
		437,624		89,119	
Creditors: amounts falling due within one year	11	<u>246,394</u>		<u>237,759</u>	
Net current assets			191,230		(148,640)
Total assets less current liabilities			<u>16,739,927</u>		<u>14,517,737</u>
Creditors: amounts falling due after more than one year	12		1,886,778		-
			<u>14,853,149</u>		<u>14,517,737</u>
Restricted Funds	14				
Relief in Need			8,087,294		7,890,095
Lord Ossulton			608,290		588,933
Almshouses			<u>6,157,565</u>		<u>6,038,709</u>
			<u>14,853,149</u>		<u>14,517,737</u>
			0		

Signed on behalf of the Trustees:


Mrs S James (Chairman of the Trustees)

A R Morris (Treasurer)



Date 21st September 2021

Company Registration No. 11545982

UXBRIDGE UNITED WELFARE TRUST

A company limited by guarantee

Statement of Cash Flows for the year ended 31 December 2020

	2020	2019
	Total Funds	Total Funds
Cash flows from operating activities		
Net cash provided by (used in) operating activities (A)	Table 1 (386,261)	(138,689)
Cash flows from investing activities		
Dividends, interest and rents from investments	608,040	585,621
Proceeds from sale of property, plant and equipment	300,000	680
Purchase of property, plant and equipment	(2,115,833)	(512,185)
Proceeds from sale of investments	-	-
Purchase of investment	-	(2,173)
Net cash provided by (used in) investing activities (B)	(1,207,793)	71,943
Cash flow from financing activities		
Repayments of borrowing	-	-
Cash inflows from new borrowing	1,886,778	-
Receipt of endowment	-	-
Net cash provided by (used in) financing activities (C)	1,886,778	-
Change in cash and cash equivalents in the reporting period (A-B-C)	292,724	(66,746)
Change in cash and cash equivalents at the beginning of the reporting period	Table 2 54,710	121,456
Change in cash and cash equivalents due to exchange rate movements	-	-
Change in cash and cash equivalents at the end of the reporting period	Table 2 347,434	54,710

Table 1:

Reconciliation of net income/expenditure to net cash flow from operating activities

Net income/expenditure for the reporting period	335,412	104,196
Adjustments for:		
Depreciation charges	782	41,728
(Gains)/Losses on investments	(67,501)	(109,306)
Dividends, interest and rents from investments	(608,040)	(585,621)
Loss/(profit) on disposal of fixed assets	232	(680)
Loss/(profit) on demolition of Almshouse	-	82,631
(Increase)/decrease in stocks	-	-
(Increase)/decrease in debtors	(55,781)	218,693
Increase/(decrease) in creditors	8,635	109,670
Net cash provided by (used in) operating activities	(386,261)	(138,689)

Table 2:

Analysis of cash and cash equivalents

Cash in hand	347,434	54,710
Notice deposits - less than three months	-	-
Overdraft facility repayable on demand	-	-
Total cash and cash equivalents	347,434	54,710

UXBRIDGE UNITED WELFARE TRUST

A company limited by guarantee

Notes to the financial statements for the year ended 31 December 2020**1. Accounting policies**

The accounts have been prepared under the historical cost convention as modified by the revaluation of fixed asset investments, including properties. The accounts have been prepared in accordance with the charity's Trust Deed, the Companies Act 2006 and 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102)' (published in October 2019).

Income

Income from property is accounted for on an accruals basis. Income from investments is accounted for as the relevant income falls due. Donations, gifts and legacies are accounted for when received.

Income is split between the various funds in accordance with their percentage of the total at the start of the year. Relief in Need 58.35%, Lord Ossulton 4.35%, Almshouse 37.30%.

Expenditure

Revenue expenditure is accounted for on an accruals basis. Charitable expenditure is accounted for when a commitment to make a donation or other payment is established.

Investments

Fixed asset investments, including investment properties, are included in the balance sheet at market value. Changes in value are recorded in the statement of Financial Activities.

Fixed Assets

Fixed assets are stated at cost, valuation, or estimated market value at the time of receipt where assets are donated to the charity.

Depreciation is provided to write off the cost of assets over their expected useful lives as follows:

Freehold almshouse property - 5% p.a. straight line

Improvements to almshouse property - 5% p.a. straight line

Furniture & fittings - 25% p.a. written down value

No depreciation is provided on freehold properties held for investment purposes.

Funds

The details and nature of each fund are set out in note 14.

Linked Charities

In August 2018 a new limited company 'Uxbridge United Welfare Trust' was formed with the intention of transferring all the assets and liabilities of the unincorporated charity to the new limited company. During the course of the legal work to enable this to happen, it was found that due to a covenant on the Almshouse site it could not be transferred. As such the old unincorporated charity and the new limited company charity have been linked. For accounting purposes they are treated as one.

Going concern

At the time of approving the financial statements, the Trustees have a reasonable expectation that the charitable company has adequate resources to continue in operational existence for the foreseeable future. Thus, the Trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

As part of making the above assessment the Trustees have considered the impact of the global Covid-19 pandemic on the charitable company. The charitable company has been able to maintain their day-to-day activities during the pandemic. The duration of the Covid-19 pandemic remains unclear at this time, and it is not possible to reliably estimate the impact on the financial position and results of the charity in future years. However, the Trustees have undertaken a review of the charity in the current situation and consider it to be appropriate to prepare the financial statements on a going concern basis.

2. Almshouse expenses

	2020	2019
Residents accommodation during Almshouse redevelopment	107,947	123,646
Water, L & H, insurance and telephone	1,055	1,398
Repairs and maintenance	-	1,400
Depreciation and loss on demolition of Almshouse	-	123,239
Legal and professional	-	-
Residents trips, welfare and miscellaneous	1,377	3,220
Loan interest	19,935	-
	<u>130,314</u>	<u>252,903</u>

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3. Grants & application support

	2020	2019
Total Grants	92,364	121,978
Split as follows:		
Relief in Need Fund - hardship relief	90,264	120,151
Lord Ossulton Fund - educational	2,100	1,827
	92,364	121,978

The total number of grants given was as follows:

	2020	2019
Relief in Need Fund - hardship relief	48	57
Lord Ossulton Fund - educational	3	4
	51	61

Grants for hardship relief are made to individuals and groups usually in the form of essential household goods, or similar items. Educational grants to individuals are primarily for clothing, books, course fees and similar items.

4. Governance costs

	2020	2019
Legal and professional fees	10,218	9,883
Audit fees	4,800	5,430
Donation re: Accountancy	3,000	3,000
Trustees expenses	1,050	919
	19,068	19,232

5. Trustee and employees remuneration and related party transactions

Trustees

Payments amounting to £0 (2019: £0) were paid to Trustees in relation to services provided in a professional capacity.

Trustees expenses

	2020	2019
Training	-	-
Mileage	-	-
Travel	-	-
Misc	-	-
Refreshments	1,050	919
	1,050	919

Employees

	2020	2019
Wages and salaries, including social security costs	85,755	21,292
Employers pension contributions	4,611	1,122
Redundancy payments	-	-
	90,366	22,414

The average number of full time equivalent employees during the year was 2 (2019: 1).

Related party transactions

During the year the Trust made a donation to the Rotary Club of Uxbridge Trust Fund of £3,000 (2019: £3,000) in recognition of the accountancy work carried out by one of the Trustees, Mr A Morris for the Trust. Mr Morris is a Trustee of the Rotary Club of Uxbridge Trust Fund.

As part of the re-build process on 17th May 2018, the Trust formed a limited company known as UUWT New Build Ltd, in order that it could recover VAT on professional fees. During the year, the company invoiced the Trust a sum of £138,069 (2019: £244,943) and made donations to the Trust of £35,000 (2019: £44,001).

As at the year end the Trust owed UUWT New Build Ltd £nil (2019: £6,630).

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Notes to the financial statements for the year ended 31 December 2020

6. Fixed assets - tangible

	Original 5% SL	Almshouses Improve 5% SL	Land	New	Office F & F 25% WDV	Total
Cost or valuation						
At 01.01.2020	-	-	-	994,406	19,333	1,013,739
Additions	-	-	-	2,115,833	-	2,115,833
Disposals	-	-	-	-	(2,316)	(2,316)
	-	-	-	3,110,239	17,017	3,127,256
Depreciation						
At 01.01.2020	-	-	-	-	15,974	15,974
Charge for the year	-	-	-	-	782	782
Disposals	-	-	-	-	(2,084)	(2,084)
	-	-	-	-	14,672	14,672
Net book valuation						
31 December 2020	-	-	-	3,110,239	2,345	3,112,584
31 December 2019	-	-	-	994,406	3,359	997,765

As reported elsewhere, the Trustees have commenced work upon a scheme to redevelop the Almshouse. The cost to date is shown under the heading 'new'. No depreciation will be applied until the redevelopment is complete.

It is the Trustees wish to include a value for the land occupied by the Almshouse and it is hoped this can be included in the accounts, once the new Almshouse is complete. The Trustees have an indicative valuation of £1.5 to £2 million.

7. Fixed asset investment - Property

Cost or valuation

At 01.01.2020	12,387,173
Additions	-
Improvements	-
Revaluation	-
Disposals	(300,000)
	<u>12,087,173</u>

Depreciation

At 01.01.2020	-
Charge for the year	-
Disposals	-
	<u>-</u>

Net book valuation

31 December 2020	12,087,173
31 December 2019	12,387,173

Revaluation

In April 2017, The Trust investment properties were valued by an Estate Agent with knowledge of the local market. The Trustees are aware that because of the Covid pandemic there is uncertainty in respect of property values. However the Trustees are aware that residential values have increased compared to a year ago, and there was growth after 2017 when our valuation was prepared. On that basis the trustees will leave values unchanged, with the intention of revising values in the 2021 accounts when the post pandemic property environment should be clearer.

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Notes to the financial statements for the year ended 31 December 2020

8. Fixed assets investments

	CCLA Investment Funds	Investec	Total
Cost or valuation			
At 01.01.2020	541,457	739,982	1,281,439
Additions	-	-	-
Revaluation	52,889	14,612	67,501
Disposals	-	-	-
	<u>594,346</u>	<u>754,594</u>	<u>1,348,940</u>
 Original cost	 364,828	 606,575	 971,403

9. Current assets investments

The trust does not currently hold any current asset investments.

10. Debtors

	2020	2019
Rents receivable	70,805	1,401
Rents bad debt provision	(14,976)	-
Sundry debtors	26,514	25,713
Prepayments	7,847	7,295
	<u>90,190</u>	<u>34,409</u>

11. Creditors: amounts falling due within one year

	2020	2019
Trade creditors	165,171	152,869
Accrued expenses	6,770	7,723
Deferred income - rents invoiced in advance	54,702	58,491
Taxation and social security	1,845	42
Sundry creditors	17,906	18,634
	<u>246,394</u>	<u>237,759</u>

12. Creditors: amounts falling due more than one year

	2020	2019
Bank loan	<u>1,886,778</u>	<u>-</u>

The bank loan is repayable by 20 December 2046 and interest is being charged at the aggregate of the base rate and 2.75% per annum. Capital repayments will commence on the completion of the redevelopment of the Almshouse. The loan is secured by two fixed charges dated 20 December 2019 over the freehold properties of the charitable company and both contain a negative pledge.

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Notes to the financial statements for the year ended 31 December 2020

13. Capital commitments

Amounts contracted for but not provided in the financial statements:

	2020	2019
Redevelopment of the Almshouse	5,582,273	-

14. Restricted Funds

Relief in Need

A detailed description of the Relief in Need fund is given in the Trustees report. The fund is governed by article 43 of the Trust Deed.

Lord Ossulton

The income from Lord Ossulton fund is to be applied in promoting education in the area of benefit, as detailed in article 45 of the Trust Deed.

Almshouse

The Almshouse accumulated fund is designated for major refurbishment and repairs and the redevelopment of the whole site.

	Bal b/fwd at 1.1.2020	Incoming resources	Resources expended	Revaluation of properties	Realised/ Unrealised Investment gains/losses	Bal c/fwd at 31.12.20
Relief in Need	7,890,095	354,786	196,970	0	39,383	8,087,294
Lord Ossulton	588,933	26,482	10,065	0	2,940	608,290
Almshouse	6,038,709	334,461	240,783	0	25,178	6,157,565
	<u>14,517,737</u>	<u>715,729</u>	<u>447,818</u>	<u>0</u>	<u>67,501</u>	<u>14,853,149</u>