

Charity number: 1187265

W. WING YIP AND BROTHERS FOUNDATION

FINANCIAL STATEMENTS

YEAR ENDED 31ST JULY 2025

LEGAL AND ADMINISTRATIVE INFORMATION

TRUSTEES

Ms. J. Loynton
B.J. Yip
A.S.Y.W. Yip
J.R. Bates
E. Yap Resigned 10 April 2025
D.S.S.W. Yip
S. Munputkul

**CHARITY
REGISTRATION NUMBER**

1187265

PRINCIPAL OFFICE

375 Nechells Park Road
Nechells
Birmingham
B7 5NT

Independent Examiner

Peter Smith FCCA, FCA.
JW Hinks LLP
Chartered Accountants
19 Highfield Road
Edgbaston
Birmingham
B15 3BH

BANKERS

Barclays Bank PLC
PO Box 5960
1 Snowhill
Snow Hill Queensway
Birmingham
BX3 2BB

TRUSTEES' ANNUAL REPORT

The trustees present their report and the financial statements for the year ended 31st July 2025.

Legal and administrative information set out on page 1 forms part of this report.

The Foundation is a registered charity, number 1187265, and is a charitable incorporated organisation governed by its constitution dated 8 January 2020.

Prior to the registration as a CIO the charity operated as an unincorporated charity (number 326999). The Transfer of assets took place on 2 February 2021 and the old charity subsequently closed.

The objects of the charity are the relief of poverty, sickness and old age, and the advancement of education and religions.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the charity's constitution, the Charities Act 2011 and Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their financial statements in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and UK Generally Accepted Practice.

ORGANISATION

The first trustees appointed by the sponsor under the terms of the Trust Deed were W. Wing Yip and his two brothers (family trustees) and two non-family trustees. On a vacancy occurring, a new trustee may be appointed by the remaining trustees. The number of trustees may be increased at the discretion of the trustees to include the descendants of the first named family trustees (or such other family members as the Family Trustees shall from time to time decide) provided that the number of family trustees does not exceed ten persons. There must always be a majority of Family Trustees, a minimum of three trustees including one non-family trustee and a maximum of twelve trustees.

The trustees who have held office throughout the year are listed on page 1.

As reported in previous years, the Foundation has been incorporated into a Charitable Incorporated Organisation (CIO). The incorporation was used as an opportunity to review and update the governing documentation to reflect a more current constitution and this has been achieved for the CIO.

REVIEW OF ACTIVITIES, FUTURE STRATEGY AND PUBLIC BENEFIT

The objects of the charity are as stated above, and the trustees have achieved these objects by:

- financing bursaries to students and specific educational grants
- making donations to community welfare projects
- making donations to medical research and the relief of suffering

GRANT-MAKING POLICY

In addition, grants and donations are awarded to educational institutions in the UK.

All these bursaries and grants made a contribution to the fees and living expenses of the students concerned to enable them to complete their studies.

The educational grants are the main focus of the charity, but donations are also made to charities who are engaged in community welfare, and medical research and care for the sick although the charity does not make grants of a religious nature. All these donations enable the recipient bodies to continue and improve the services offered to those in need and in this way are of public benefit. The trustees confirm that they have referred to the Charity Commission's guidance on public benefit when reviewing the Foundation's aim and objective, in planning future activities and setting the grant making policy for the year.

The level of achievement of the charity's objectives is monitored by the receipt of reports from the universities, schools, community bodies, medical charities and other recipients confirming how the donations have enabled them to continue or improve their services.

The Foundation does not fund-raise. It is entirely reliant on income from its investments, which consist of freehold property leased to sitting tenants, income from quoted investments and interest received which remained constant in the last year in line with interest rates. Towards the end of the financial year surplus liquid resources were deposited with a platform which, it is hoped, will provide a better rate of return together with the flexibility required by the Trustees. The vacant units reported in last year's accounts have once again been let and, going forwards, the property should be fully let. The collection of rents is now up to date.

As also reported last year, the Trustees have now resolved to keep the property rather than sell it and reinvest the proceeds in other assets. Whilst it is unlikely this decision will change in the foreseeable future, the Trustees will maintain a review of all its assets and make decisions based on the prevailing circumstances at the time. The trustees have the power to invest in such assets as they see fit.

As reported in previous years, the Trustees had agreed as a basic to make awards to up to four students at Loughborough University for the duration of their degree course. In 2022/23, this was increased to five students, an increase over the normal annual number as, unfortunately, students previously supported had dropped out. Last year the Trustees agreed that for 2023/24 six students would be offered support rather than the usual four and for the current year 2024/25 have also agreed to offer support for six students.

The Trustees intend to continue their Grant Making Policy that the Foundation will not, as a general rule, support very large charitable applicants, projects and travel undertaken by individuals or religious organisations. Instead, it will focus on worthwhile, smaller charities and applicants where the support will make a real difference.

FINANCIAL REVIEW

Review of Financial Activities

The statement of financial activities is shown on page 7. During the year the trustees made grants totalling £86,755 (2024: £50,000). Details of all grants made are shown on pages 11 and 12.

As a result of the requirements of the Charities SORP to account for grants awarded in the year in which the pledge is made rather than the year in which the grant is paid the amount of grants shown in the accounts can show significant fluctuations from year to year.

The net decrease in funds for the year was £5,089 including £17,905 deficit on revaluation of investments (2024: surplus £61,950 after £12,105 surplus on revaluation of investments).

RESERVES POLICY

The trustees consider that the level of free reserves, which are those funds not invested in fixed assets, should be approximately three months of expended resources which over the last years equates to £40,000. At the year-end retained free reserves were £511,300 (2024: £498,484) as a result of previously accumulating funds to acquire additional property to provide income to enable the charity to increase its grants and donations. The Trustees continue to review this policy, together with the possible changes of the property, and formulate an integrated investment, reserves and grant making policy going forwards. Total reserves, being free reserves plus funds invested in fixed assets, at the year-end were £1,947,392 (2024: £1,952,481).

RISK MANAGEMENT

The trustees have assessed the major risks to which the charity is exposed in relation to the operation and finances of the trust. The main risk is the loss of income from property arising from tenants vacating their units or failing to meet their financial commitments. This risk is managed by the use of the property department of a Wing Yip group company to manage the property and ensure that it is well-maintained and rental payments are monitored so that any potential problems are detected and remedied at an early stage. The trustees are satisfied that this and other systems of internal control are in place to mitigate exposure to risks.

TRUSTEES’ ANNUAL REPORT (CONTINUED)

As stated above under Organisation, the trustees have now incorporated The Foundation as a Charitable Incorporated Organisation (CIO) which also forms part of their risk mitigating policy. They are also considering the disposal of the property which would substantially reduce the income risk to The Foundation and thereby provide certainty of the amounts available for future grant making.

STATEMENT OF TRUSTEES’ RESPONSIBILITIES

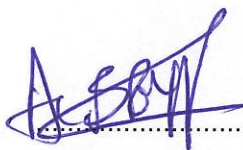
The trustees are responsible for preparing the Trustees’ Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England and Wales 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 charity and of the incoming resources and application of resources of the charity 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 charity will continue in operation.

The trustees are responsible for keeping accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the SORP (FRS 102). They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

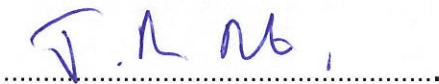
Approved by the Board of Trustees on 12 March 2026 and signed on its behalf by:-



) A.S.Y.W. Yip

)

TRUSTEES



) J. R. Bates, FCA, DChA

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
W. WING YIP AND BROTHERS FOUNDATION**

Independent Examiner's Report to the Trustees of W. Wing Yip and Brothers Foundation

I report to the charity Trustees on my examination of the accounts of the charity for the year ended 31 July 2025.

Responsibilities and Basis of Report

As the charity's Trustees you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011 ('the 2011 Act').

I report in respect of my examination of the charity's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent Examiner's Statement

I have completed my examination. I can confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the charity as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of financial statements set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the financial statements to be reached.

**Peter Smith FCCA, FCA.
JW Hinks LLP**

Chartered Accountants
19 Highfield Road
Edgbaston
Birmingham
B15 3BH

12 March 2026

W. WING YIP AND BROTHERS FOUNDATION
STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31ST JULY 2025

7

	Notes	Unrestricted funds	
		2025	2024
		£	£
INCOME AND EXPENDITURE			
INCOME			
Investment income:			
Rents receivable		102,881	96,230
Bank interest receivable		13,738	13,832
Dividends received		2,646	3,092
Dilapidations		-	16,500
TOTAL INCOME		<u>119,265</u>	<u>129,654</u>
EXPENDITURE			
Expenditure on charitable activities:	3		
Education		56,769	28,000
Community welfare		28,186	9,000
Medical research and relief of suffering		1,800	13,000
		<u>86,755</u>	<u>50,000</u>
Cost of raising funds			
Investment management costs	4	13,814	22,837
Other costs	5	5,880	6,972
		<u>19,694</u>	<u>29,809</u>
TOTAL EXPENDITURE		<u>106,449</u>	<u>79,809</u>
Unrealised (deficit) / gain on investments	6	(17,905)	12,105
NET INCOME		<u>(5,089)</u>	<u>61,950</u>
Balance brought forward		1,952,481	1,890,531
BALANCE CARRIED FORWARD		<u>1,947,392</u>	<u>1,952,481</u>

All of the above transactions relate to unrestricted funds.


There are no recognised gains or resources other than the net movement in funds.

**W. WING YIP AND BROTHERS FOUNDATION
BALANCE SHEET
AS AT 31ST JULY 2025**

8

	Notes	2025 £	2024 £
FIXED ASSETS			
Investments	7	1,436,092	1,453,997
CURRENT ASSETS			
Debtors	8	8,839	22,538
Cash at bank - current account		122,410	86,355
investment account		503,355	500,000
		634,604	608,893
CURRENT LIABILITIES			
Amounts falling due within one year	9	123,304	110,409
NET CURRENT ASSETS			
		511,300	498,484
NET ASSETS			
		1,947,392	1,952,481
UNRESTRICTED FUNDS			
		1,947,392	1,952,481

Approved by the Board of Trustees on 12 March 2026 and signed on its behalf by:



) A.S.Y.W. Yip



)

TRUSTEES

)

J. R. BATES, FCA, DChA

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

a) General information and basis of preparation

W. Wing Yip and Brothers Foundation is a charitable incorporated organisation registered in England and Wales.

The financial statements are prepared under the historical cost convention as modified by the inclusion of investments at fair value. In preparing the financial statements the charity follows best practice as laid down in the Statement of Recommended Practice "Accounting and Reporting by Charities" (SORP). The financial statements have been prepared in accordance with applicable UK Accounting Standards (FRS 102) and the Charities Act 2011.

The financial statements have been prepared to give a "true and fair" view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a "true and fair view". This departure has involved following the SORP rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

The charity constitutes a public benefit entity as defined by FRS 102 and the trustees consider that there are no material uncertainties about its ability to continue as a going concern.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

b) Income

Investment income includes rents receivable which are accounted for in the period to which the charity is entitled, the amount can be measured reliably.

c) Expenditure

Costs are included on an accruals basis when there is a legal or constructive obligation to make payments to third parties, settlement is probable, and the obligation can be measured reliably.

Grants payable are charged in the year in which the offer is conveyed to the recipient except in those cases where the offer is not binding or is dependent on the occurrence of another event.

d) Fixed asset investments

Investments are stated in the financial statements at market value, which the trustees consider equate to a fair value and is arrived at as follows:

- Freehold property - based upon the reasonable fair estimate of the trustees and subject to periodic professional valuation.
- Quoted investments - closing mid-market value at the balance sheet date.

e) Debtors and creditors

Debtors and creditors with no stated interest rate and receivable payable within one year are recorded at transaction price.

f) Funds

All funds are unrestricted and may be used by the trustees for any purpose in furtherance of the charitable objectives.

g) Judgements and key sources of estimation uncertainty

There are no judgements (apart from those involving estimates) that have been made in the process of applying the accounting policies that have a significant effect on amounts recognised in the financial statements.

There are no other key sources of estimation uncertainty at the reporting date that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year.

h) Cashflow Statement

The charity has taken advantage of the exemption in SORP not to produce a cash flow statement.

2. TRUSTEES AND KEY MANAGEMENT PERSONNEL REMUNERATION

None of the trustees receives any remuneration, other benefits or expenses from the charity.

There are no employees of the charity and therefore no individuals earning more than £60,000 per annum.

3. GRANTS	2025	2024
	£	£
<u>Educational</u>		
Overseas Chinese Association School	3,000	3,000
Birmingham Chinese School	-	4,000
Loughborough University	52,769	21,000
Metroland Cultures Limited	1,000	-
	<hr/> 56,769	<hr/> 28,000
<u>Community Welfare</u>		
Birmingham Chinese Festival Committee	2,000	2,800
The St Matthews Community Hall	-	700
Wolverhampton Youth Zone	2,000	-
The Birmingham Hippodrome Theatre Trust	10,000	-
Crackerjacks Childrens Trust	186	-
Brent Chinese Association	6,000	-
Sundry Donations to Community Events	8,000	5,500
	<hr/> 28,186	<hr/> 9,000

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST JULY 2025**

3. GRANTS PAID (continued)	2025	2024
	£	£
<u>Medical Research and Relief of Suffering</u>		
Make Them Smile	1,000	1,000
Community Safe CIC	800	-
Chinese Community Health and Wellbeing Service	-	12,000
	<u>1,800</u>	<u>13,000</u>
Total grants paid	<u>86,755</u>	<u>50,000</u>
4. INVESTMENT MANAGEMENT COSTS	2025	2024
	£	£
Legal and professional charges	8,160	7,054
Agents' management fees and other charges	5,654	368
Vacant property costs	-	12,725
Marketing property	-	2,690
	<u>13,814</u>	<u>22,837</u>

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST JULY 2025**
5. OTHER COSTS

	2025	2024
	£	£
Independent Examination fee (governance)	2,400	2,400
Bank charges	269	117
Insurance	3,211	3,380
Legal and professional fees	-	1,075
	<hr/>	<hr/>
	5,880	6,972
	<hr/>	<hr/>

6. UNREALISED GAINS/(LOSSES) ON INVESTMENTS

	2025	2024
	£	£
Gain / (Loss) on revaluation of quoted investments	(17,905)	12,105
	<hr/>	<hr/>
Unrealised loss on investments	(17,905)	12,105
	<hr/>	<hr/>

7. INVESTMENTS
FREEHOLD PROPERTY

	2025	2024
	£	£
Fair value at beginning and end of year	1,400,000	1,400,000
	<hr/>	<hr/>

QUOTED INVESTMENTS

Fair value at beginning of year	53,997	41,892
Addition	-	-
Gain / (Loss) on revaluation	(17,905)	12,105
	<hr/>	<hr/>
Fair value at end of year	36,092	53,997
	<hr/>	<hr/>

TOTAL FIXED ASSETS

	<hr/>	<hr/>
	1,436,092	1,453,997
	<hr/>	<hr/>

The above assets are all in the UK.

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST JULY 2025**

7. INVESTMENTS (continued)

The freehold property was revalued on 16 July 2022 by an external valuer, Mr Robert Taylor, BSc, MRCIS of Stephens McBride in accordance with the requirements of RICS Valuation Professional Standards 2020.

The valuation was on the basis of market value. The valuer's opinion of market value was derived using recent comparable market transactions on arm's length terms. The trustees believe this valuation represents a fair value for inclusion in the financial statements.

The quoted investments are stated at fair value being the quoted price at the year end.

8. DEBTORS	2025	2024
	£	£
Rents receivable	15	10,133
Prepayments	3,500	11,405
Other debtors	5,324	1,000
	<u>8,839</u>	<u>22,538</u>
9. CREDITORS	2025	2024
	£	£
Amounts falling due within one year:		
Grants payable	93,000	87,000
Income received in advance	20,314	15,738
Accruals	3,502	3,502
Other creditors	6,488	4,169
	<u>123,304</u>	<u>110,409</u>

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST JULY 2025**

10. RELATED PARTY TRANSACTIONS

During the year there were no related party transactions.