

# **The Inlight Trust**

## **TRUSTEES' REPORT AND FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 MARCH 2022**

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## THE INLIGHT TRUST

### LEGAL AND ADMINISTRATIVE INFORMATION

<b>Trustees</b>	Mrs J Hayward, Senior Trustee Mrs S Knight, Honorary Treasurer Ms J Dunham Mrs S Vening Mr S Collins Mr P Summerfield
<b>Auditors</b>	Branston Adams Chartered Certified Accountants Suite 2 Victoria House South Street Farnham Surrey GU9 7QU
<b>Principal registered address</b>	Clare Pegden Administrator P O Box 2 Liss Hampshire GU33 6YP
<b>Charity Registration Number</b>	236782
<b>Bankers</b>	Cazenove Capital Management (Schroders) 1 London Wall Place London EC2Y 5AU
<b>Solicitors</b>	Kidd Rapinet Sovereign House 19 South Street Farnham Surrey GU9 7QU
<b>Investment Advisors</b>	Cazenove Capital Management (Schroders) 1 London Wall Place London EC2Y 5AU

view of the market prospects in the medium term. The overall investment policy is to maximize total return.

The investments market value as at 31 March 2022 of £1,068,478 (2021: £1,018,026).

Overall the investment portfolio has maintained performance and after the above reorganisation the investments are being made in accordance with the Trustees' investment policy set out above.

The Trustees are satisfied with the overall performance of the investments and remain satisfied that their investment objectives are being met and their policy is being achieved.

#### **4. FINANCIAL REVIEW**

The Trust's strategic income policy is to increase both the capital value wherever possible and the income of its assets and to achieve the maximum distribution of income consistent with prudent management. As an endowed Charity, the Trust has never made an appeal for funds. The Trust's income continues to derive from residential properties, from charitable common investment funds and from bank interest.

In recent years the government reduced our dividend income by taxation and introduced legislation that has steadily added to our residential property costs over and above inflation, and thus to the level of reserves required to maintain the Properties both to a satisfactory standard and to ensure that they meet current regulatory requirements. Accordingly, we continue to carefully review the performance of our residential properties (see 5 below), and whilst we keep informed about our Investment Fund Managers' policies we continue to be satisfied with their overall performance.

The Trustees confirm that all the Trust's investments are in line with the original deed, being in ethical common investment funds, and the Trustees have been advised by their Fund Managers that our indirect exposure is less than 5% in areas of concern e.g. tobacco, armaments etc.

Whilst the Trustees work hard to ensure they act in accordance with all current rules and regulations, the decision was made as the world becomes generally more litigious, that it would be prudent to reduce the Trustees personal exposure and an appropriate insurance package was purchased from Zurich. Additionally, it was agreed that investigation into the merits of becoming an Incorporated body should be undertaken.

Investigation into the merits of becoming an Incorporated body is ongoing

#### **5. PLANS FOR FUTURE PERIODS**

During the year under review, in conjunction with our respective managers, we have continued our previously established strategic approach to the individual and collective Strengths, Weaknesses, Opportunities and Threats, in respect of all our investment funds and residential properties.

We have continued with our more attentive approach to residential properties; we continue to dispose of selected older properties in which there are no longer Regulated Tenants, in favor of acquiring more modern properties.

Covid-19 saw visits to Applicants by Trustees placed on hold but it is hoped as the world returns to some normality these will resume as and when it is safe and appropriate to do so.

#### **6. STATEMENT OF TRUSTEES' RESPONSIBILITIES**

The charity's Trustees are responsible for preparing the Trustees Annual Report and the financial statements in accordance with applicable law and UK accounting standards (UK Generally Accepted Principles).

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 for 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 of the Charities Statement of Recommended Practice (SORP);
- make judgments 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 and
- 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 proper accounting records that disclose with reasonable accuracy at the time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011 and the Charity (Accounts and Reports) Regulations 2008. The Trustees 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.

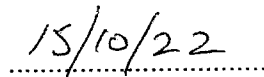
## **7. DISCLOSURE OF INFORMATION TO AUDITORS**

In so far as the Trustees are aware:

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

Signed on behalf of the Trustees of The Inlight Trust by

  
.....  
**Mrs Judy Hayward**

  
.....  
**Date**

## **Independent Auditor's report to the Trustees of The Inlight Trust for the year ended 31 March 2022**

We have audited the financial statements of The Inlight Trust for the year ended 31 March 2022 set out on pages 8 to 14 which have been prepared on the basis of the accounting policies set out on page 10. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom accounting standards (United Kingdom Generally Accepted Accounting Practice).

This report is made solely to the charity's Trustees as a body, in accordance with Section 144 of the Charities Act 2016 and the regulations made under Section 174 of that Act. 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.

### **Respective responsibilities of Trustees and Auditor**

As explained more fully in the statement of Trustees' Responsibilities, the Trustees are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view.

We have been appointed as auditor under section 144 of the Charities Act 2016 and report in accordance with regulations made under section 174 of that Act. Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's ethical standards for auditors.

### **Scope of the audit of the financial statements**

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of: whether the accounting policies are appropriate to the group's circumstances and have been consistently applied and adequately disclosed; the reasonableness of significant accounting estimates made by the Trustees; and the overall presentation of the financial statements. We read all the information in the report of Trustees to identify material inconsistencies with the audited financial statements. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

### **Opinion on financial statements**

In our opinion the financial statements:

- give a true and fair view of the state of the Charity's affairs as at 31 March 2022 and of the Charity's 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 Charities Act 2016.

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

We have nothing to report in respect of the following matters where the Charities Act 2016 requires us to report to you if, in our opinion:

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



**Paul Branston Adams (Senior Statutory Auditor)**  
**For and on Behalf of Branston Adams**  
**Statutory Auditors and Chartered Certified Accountants**  
**South Street**  
**Farnham**  
**Surrey**  
**GU9 7QU**

11 November 2022  
Date

**The Inlight Trust**  
**Statement of Financial Activities**  
**For the year ended 31 March 2022**

		<b>2022</b>	<b>2021</b>
		<b>£</b>	<b>£</b>
	<b>Note</b>		
<b>INCOMING RESOURCES</b>			
Investment income	<b>2</b>	44,913	68,379
Interest Receivable	<b>3</b>	7	802
Rental Income		289,860	244,823
<b>TOTAL INCOMING RESOURCES</b>		<b>334,780</b>	<b>314,004</b>
<b>RESOURCES EXPENDED</b>			
Costs of generating funds:			
Rental expenses	<b>4</b>	153,298	81,798
Charitable activities	<b>5</b>	135,500	154,000
Governance costs			
Management and administration	<b>6</b>	30,458	41,110
<b>TOTAL RESOURCES EXPENDED</b>		<b>319,256</b>	<b>276,908</b>
<b>NET RESOURCES EXPENDED BEFORE ASSET DISPOSAL</b>		<b>15,524</b>	<b>37,096</b>
Gains/(Loss) on disposals of property assets		-	-
Gains/(Loss) on disposals of investment assets		-	-
<b>NET RESOURCES EXPENDED BEFORE REVALUATIONS</b>		<b>15,524</b>	<b>37,096</b>
Gains/(Loss) on revaluations of property assets		1,175,000	-
Gains/(Loss) on revaluations of investment assets		50,452	261,648
<b>NET MOVEMENT IN FUNDS FOR THE YEAR</b>		<b>1,240,976</b>	<b>298,744</b>
Total funds at 1 April 2020		7,212,153	6,913,409
<b>TOTAL FUNDS AT 31 MARCH 2021</b>		<b>8,453,129</b>	<b>7,212,153</b>



**The Inlight Trust**  
**Statement of Financial Position**  
**As at 31 March 2022**

		2022		2021	
	Note	£	£	£	£
<b>FIXED ASSETS</b>					
Tangible assets	9		7,322,500		6,147,500
Investments	10		<u>1,068,478</u>		<u>1,018,026</u>
			8,390,978		7,165,526
<b>CURRENT ASSETS</b>					
Debtors	11	6,525		7,404	
Cash		<u>59,914</u>		<u>44,022</u>	
		66,439		51,426	
<b>CREDITORS:</b> amounts falling due within one year	12	(4,288)		(4,799)	
<b>NET CURRENT ASSETS</b>			<u>62,151</u>		<u>46,627</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			<u><b>8,453,129</b></u>		<u><b>7,212,153</b></u>
<b>THE FUNDS OF THE CHARITY</b>					
Unrestricted income funds	13		8,453,129		7,212,153
<b>TOTAL FUNDS</b>			<u><b>8,453,129</b></u>		<u><b>7,212,153</b></u>

The financial statements were approved by the Trustees on 10th October 2022  
and were signed on their behalf by:

  
Mrs Judy Hayward

**Notes to the financial statements**  
**For the year ended 31 March 2022**

**1. ACCOUNTING POLICIES**

**a) *Basis of preparation and Going concern***

The financial statements 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) issued on 17 July 2014 and the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and the Charities Act 2016.

The trustees consider that there are no material uncertainties about the Trust's ability to continue as a going concern.

**b) *Incoming resources***

Income comprises gross investment income, deposit interest and property revenue.

All incoming resources are included in the Statement of Financial Activities when the charity has entitlement to the funds, certainty of receipt and the amount can be measured with sufficient reliability.

**c) *Resources expended***

Resources expended are included in the Statement of Financial Activities on an accruals basis, inclusive of any VAT which cannot be recovered. All expenditure has been classified under headings that aggregate all costs related to the category. Costs that cannot be directly attributed to particular headings have been allocated to activities on a basis consistent with use of resources.

Grants payable are only recognised in the accounts when a commitment has been made and there are no conditions to be met relating to the grant which remain in the control of the charity.

**d) *Fund accounting***

Funds held by the charity are unrestricted general funds, which are available for use in accordance with the charitable objects at the discretion of the Trustees.

**e) *Tangible fixed assets and depreciation***

Freehold investment properties are professionally valued every five years, which is in accordance with recommended practice. In intervening periods, investment properties are shown at market value based on the trustee's review.

The last professional valuation took place during March 2022.

Leasehold properties are shown at market values allowing for the length of term remaining on the lease and are professionally valued every five years. The last valuation took place during March 2022.

No depreciation is provided on freehold or leasehold properties as they are held as investment properties and recorded at market value.

**f) Fixed asset investments**

Investments are a form of basic financial instrument and are initially recognised at their transaction value and subsequently measured at their fair value as at the balance sheet date using the closing quoted market price. The statement of financial activities includes the net gains and losses arising on revaluation and disposals throughout the year. The Trust does not acquire put options, derivatives or other complex financial instruments. The main form of financial risk faced by the charity is that of volatility in equity markets and investment markets due to wider economic conditions, the attitude of investors to investment risk, and changes in sentiment concerning equities and within particular sectors or sub sectors.

**g) Realised gains and losses**

All gains and losses are taken to the Statement of Financial Activities as they arise. Realised gains and losses on investments are calculated as the difference between sales proceeds and their opening carrying value or their purchase value if acquired subsequent to the first day of the financial year. Unrealised gains and losses are calculated as the difference between the fair value at the year end and their carrying value. Realised and unrealised investment gains and losses are combined in the Statement of Financial Activities.

**h) Assets and liabilities**

Current assets are included at the lower of cost and net realisable value. Liabilities are generally recognised as soon as there is a legal or constructive obligation committing the charity to the expenditure. Liabilities are included at their settlement value.

**2. INVESTMENT INCOME**

	2022 £	2021 £
UK quoted investments	<u>44,913</u>	<u>68,379</u>

**3. INTEREST RECEIVABLE**

	2022 £	2021 £
Interest receivable	<u>7</u>	<u>802</u>

**4. RENTAL EXPENDITURE**

	2022 £	2021 £
Community charges and general rates	5,031	1,707
Agent's fees	40,275	30,346
Repairs and maintenance	91,018	35,373
Service charges	10,372	6,751
Light & heat and insurance	6,602	7,621
	<u>153,298</u>	<u>81,798</u>

## 5. GRANTS PAYABLE

	2022 £	2021 £
Grants	<u>135,500</u>	<u>154,000</u>

Grants were made as follows in the year ended 31 March 2022:

	2022 £
11/06/2021 Princess Alice Hospice	3,000.00
11/06/2021 St Gemma's Hospice	2,000.00
11/06/2021 Rowcroft House Foundation	18,000.00
29/07/2021 Katharine House Hospice	2,500.00
29/07/2021 Beachy Head Chaplaincy Team	10,000.00
29/07/2021 North Northumberland Hospice	5,000.00
29/07/2021 Interfaith Scotland	3,000.00
29/07/2021 Britain Yearly Meeting (Quakers)	5,000.00
01/11/2021 Douglas MacMillan Hospice	10,000.00
01/11/2021 St Richard's Hospice	5,000.00
01/11/2021 Emmanuel Church	10,000.00
11/01/2022 The Mary Stevens Hospice	17,000.00
11/01/2022 Phyllis Tuckwell Memorial Hospice	15,000.00
14/02/2022 Fareigh Hospice	5,000.00
14/02/2022 Scottish Jewish Archives	5,000.00
31/03/2022 Corby & District Cancer Care	14,000.00
31/03/2022 St Ethelburga's	<u>6,000.00</u>
Total	<u>135,500.00</u>

## 6. GOVERNANCE COSTS

	2022 £	2021 £
<b>Management and administration costs</b>		
Professional and legal fees	2,637	12,818
Accountancy fees	2,364	2,464
Audit fees	2,820	2,600
Staff salaries	17,945	17,633
Pension	318	318
Travel, stationery, postage and office expenses	<u>4,374</u>	<u>5,277</u>
	<u>30,458</u>	<u>41,110</u>

## 7. TRUSTEES

None of the Trustees or any persons connected with them received any remuneration during the period. Six Trustees and one employee were reimbursed a total of £4,374 (2021 - £5,277) for travel, stationery, postage and office expenses.

## 8. STAFF

The average number of person's employed during the year was 1 (2021-1)

	2022 £	2021 £
<b>Staff costs were as follows:</b>		
Staff salaries	16,844	16,885
Social security costs	1,101	748
	<u>17,945</u>	<u>17,633</u>

No Employee or Trustee received emoluments above £60,000.

## 9. TANGIBLE FIXED ASSETS

	2022 £	2021 £
<b>Freehold and leasehold investment property</b>		
As at 1 April 2021	6,147,500	4,880,000
Additions	-	1,267,500
Disposals	-	-
Revaluations	1,175,000	-
Balance as at 31 March 2022	<u>7,322,500</u>	<u>6,147,500</u>

Properties are freehold and leasehold and were last professionally valued during March 2022 on an open market value basis subject to the tenancies subsisting at the valuation date and the leasehold terms remaining.

Trustees have confirmed that the value shown accurately reflects the properties at market value, in accordance with the charity's accounting policy.

## 10. INVESTMENTS

	2022 £	2021 £
<b>Investments Valuation</b>		
Market value as at 1 April 2021	1,018,026	1,311,378
Additions	-	-
Disposals	-	-
Revaluations	50,452	(293,352)
Market value as at 31 March 2022	<u>1,068,478</u>	<u>1,018,026</u>

The Charity held the following material UK investment portfolios as at 31 March 2022:

	2022 £
<b>Material UK Investments</b>	
Cazenove Income Maximiser Fund	212,466
Cazenove Charity Multi-Asset Fund	853,017
Market value as at 31 March 2022	<u>1,068,478</u>

#### 11. DEBTORS

	2022 £	2021 £
Trade debtors	525	2,404
Loans to charities	-	-
Other debtors	6,000	5,000
	<u>6,525</u>	<u>7,404</u>

#### 12. CREDITORS: Amounts falling due within one year

	2022 £	2021 £
Social security & other taxes	226	(5)
Pension	62	804
Accruals	4,000	4,000
	<u>4,288</u>	<u>4,799</u>

#### 13. FINANCIAL COMMITMENTS

At 31 March 2022 the charity had no financial commitments (2021 - £Nil)

#### 14. RELATED PARTY TRANSACTIONS

There were no related party transactions in the year. (2021 - £Nil)

#### 15. TAXATION

The Inlight Trust 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.