

THE FLORENCE ELLISON TRUST

FINANCIAL STATEMENTS, 31ST DECEMBER 2020

Charity Commission Registration (England and Wales) 280824

THE FLORENCE ELLISON TRUST

FINANCIAL STATEMENTS, 31ST DECEMBER 2020

Contents

Trustees' Annual Report

Reference and administrative details	1
Structure governance and management	2
Objectives and activities	2 and 3
Achievements and performance	3 and 4
Financial review	4
Responsibilities of the Trustees	4

Independent Examiner's Report to the Trustees	5
---	---

Statement of Financial Activities	6
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Balance Sheet	7
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Notes to the Financial Statements	8 to 16
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Reference and administrative details

Principal address and Registered Office 40 Half Moon Lane
WORTHING
BN13 2EN

Trustees	Miss C J Bawtree=Jobson
	Mrs P Blann
	W Gander
	G Geal
	B W Johnson
	Mrs P Richards

Mrs P Richards is named as a nominee for the Charity on the title of two Trust premises.

Solicitors

Messrs Green Wright Chalton Annis
1 London Road
ARUNDEL
BN18 9AZ

Messrs Burnand Brazier Malcolm Wilson
4-5 Aldsworth Parade
GORING-by-SEA
BN12 4UA

THE FLORENCE ELLISON TRUSTTRUSTEES' ANNUAL REPORT, 31ST DECEMBER 2020

Structure governance and management

By her Will dated 8th March 1977 Miss Florence Ruth Ellison, who died on 4th April 1978, gave the residue of her Estate to The Durrington Free Church to help that church in its work among old people. The Durrington Free Church is now The New Life Church, Durrington.

To administer that gift the Trust was established by a Trust Deed dated 14th July 1980. It was registered in England and Wales as a Charity, number 280824, on 30th September 1980.

The Trust Deed vested power to appoint new Trustees in the Elders for the time being of the Durrington Free Church. The Durrington Free Church is now The New Life Church, Durrington.

New Trustees are recruited from local persons who have relevant technical skills and business experience, usually within the personal acquaintance of serving Trustees and members of The New Life Church congregation.

A Board of Trustees of not fewer than three nor more than seven meets at least twice a year and at other times as necessary to administer the Charity.

The Trustees continue to monitor the local housing market for suitable additions to the Charity's housing stock.

There have been no significant changes in the Charity's organisation or policies.

The Charity's social investment property is insured against loss under normal residential policies.

Charity Trustee Indemnity insurance is maintained.

The Trustees received neither remuneration nor, except as reported in Note 12 on page 15 of the Financial Statements, reimbursement of expenses incurred in connection with their work for the Charity.

No Trustee nor any person connected with a Trustee received any disclosable service or any other disclosable benefit from the Charity.

Objectives and activities

The Trustees resolved that the intent of Miss Ellison be carried into effect by provision of homes for old persons of small means who had need of such facilities by reason of age or infirmity.

The Trustees have bought both freehold and leasehold residential accommodation which is let at favourable rates to elderly and infirm persons. The Trust Deed requires that beneficiaries' financial means be considered when rents and other financial matters are assessed.

In confirming the Charity's objectives and its activities the Trustees have given careful consideration to the Charity Commission's general guidance on public benefit and in particular to its supplementary public benefit guidance on fee charging.

THE FLORENCE ELLISON TRUST

TRUSTEES' ANNUAL REPORT, 31ST DECEMBER 2020

Objectives and activities, continued

The Charity's property portfolio, which during the year under review comprised twelve residential units, is concentrated in a small area in Worthing, West Sussex.

During the year one unit fell vacant. After refurbishment it has been occupied since it was re-let in mid-November.

During the year the Charity's only bungalow became vacant. It offered neither the size nor the type of accommodation sought by current or recent applicants. It was, therefore, put on the market for sale and this was completed in June 2021. It is intended to use the sale proceeds to purchase units better suited to current applicants.

The other ten units were let and were occupied throughout the year.

Applications for accommodation are welcome from prospective residents wherever they may be located at the time but for reasons of efficient management it is not proposed to expand significantly the geographical area within which the Charity's property is located.

The Charity conducts no part of its activity through grant-making.

The Charity holds no funds or other property as custodial trustee on behalf of any other entity.

Achievements and performance

The Charity is a Public Benefit entity which has continued to provide housing of good standard at reasonable cost to enable elderly and infirm persons of moderate means to live independent lives in comfort, dignity and security while reducing the call on publicly funded facilities.

Trustees recognise that its investment property portfolio must be maintained to current standards both to safeguard the safety and welfare of its residents and to preserve the viability of its housing stock.

Support is given to local tradesmen who undertake repair and refurbishment of Charity property on a commercial basis.

Rents are set at values intended both to meet the expense of insurance, maintenance, regular refurbishment and other charges payable by the Charity and to permit access to accommodation by persons of small means.

In considering the Charity Commission's supplementary public benefit guidance on fee charging Trustees monitor the local housing market to ensure that rents charged to the Charity's residents are not in excess of open-market rental values and where applicable assist them in obtaining Local Authority housing allowances.

The Charity undertook no fundraising activity in 2020.

TRUSTEES' ANNUAL REPORT, 31ST DECEMBER 2020

Achievements and performance, continued

The Charity's only investments are in programme-related freehold and leasehold residential property. The property was acquired and is held in accordance with investment powers set out in the Trust Deed to meet the objects of the Charity.

Surplus cash is held in interest-bearing deposits, any or all of which may be withdrawn without notice and without penalty.

Financial review

The Charity has ample finance for its regular expenses payable out of revenue.

The Charity's policy, which has not changed since inception, is that surplus income shall be accumulated in interest-bearing deposits until there is sufficient, having regard to the funding requirements of regular operating expenses and in conjunction with external loan funding if appropriate, to acquire, adapt and refurbish an additional letting unit.

	2020	2019
Cash at bank and in hand at 31 st December	70496	50590
Net current assets at 31 st December	59839	40136
Average net monthly inflow / (outflow), year to 31 st December	1678	1582
All funds, unrestricted and undesignated	2469732	2253620

Capital expenditure is not committed until adequate funding is assured.

Responsibilities of the Trustees

The Charities Act 2011 requires the Trustees to prepare Financial Statements each financial year which give a true and fair view of the state of the Charity at the end of the year and of the surplus or deficiency for the year then ended.

In preparing these Financial Statements the Trustees are required to select suitable accounting policies as described on pages 8 to 16 and then to apply them on a consistent basis, making estimates that are prudent and reasonable. The Trustees must also prepare the Financial Statements on the going concern basis unless it is inappropriate to presume that the Charity shall continue in business.

The Trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Charity and to enable them to ensure that the Financial Statements comply with the Charities Act 2011. The Trustees are also responsible for safeguarding the assets of the Charity and hence for taking reasonable steps for prevention and detection of fraud and other irregularities and to protect against loss from other causes.

Approved by the Trustees and signed by their order

40 Half Moon Lane
WORTHING
BN13 2EN
3rd August 2021

 J G GEAL
Secretary

THE FLORENCE ELLISON TRUST
FINANCIAL STATEMENTS, 31st DECEMBER 2020
INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES

I report to the Trustees on my examination of the accounts of The Florence Ellison Trust, the Charity, for the year ended 31st December 2020 which are set out on pages 6 to 16.

Responsibilities and basis of report

As the Charity's Trustees you are responsible for the preparation of the accounts 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 confirm that no material matters have come to my attention in connection with the examination which gives me cause to believe that, in any material respect:

- 1 accounting records were not kept in accordance with section 130 of the 2011 Act; or
- 2 the accounts do not accord with the accounting records; or
- 3 the accounts do not comply with the applicable requirements concerning the form and content of the accounts 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 accounts to be reached.

47 West Parade
WORTHING
West Sussex BN11 5EF
3rd August 2021

 Derek Longden
Chartered Accountant

THE FLORENCE ELLISON TRUSTSTATEMENT of FINANCIAL ACTIVITIES for the year ended 31st DECEMBER 2020

	Note	TOTAL FUNDS 2020 £	TOTAL FUNDS 2019 £
Incoming resources			
Incoming resources from generated funds			
Voluntary income: donations, grants and legacies	1b	0	4
Activities for generating funds		0	0
Investment income, bank interest	1d	47	71
Incoming resources from charitable activities, gross rents	1e, 3	64205	62465
Other incoming resources		0	0
		<hr/> 64252	<hr/> 62540
Resources expended	1g		
Costs of generating funds			
Costs of generating voluntary income		0	0
Fundraising trading		0	0
Investment management costs		0	0
Charitable activities	3	31822	23176
Governance costs	4	2517	8578
Other resources expended		0	0
		<hr/> 34339	<hr/> 31754
Net incoming resources before other recognised gains and losses		29913	30786
Other recognised gains and losses			
On tangible fixed assets,			
programme=related social investment property	1h		
Realised gains		0	0
Unrealised gains		186199	(24004)
		<hr/> 216112	<hr/> 6782
Net movement in funds		216112	6782
Reconciliation of funds			
Total funds brought forward		2253620	2246838
		<hr/> 2469732	<hr/> 2253620
Total funds carried forward		=====	=====

All movements are in undesignated unrestricted funds.

The Statement of Financial Activities incorporates the Income and Expenditure Account and the Statement of Comprehensive Income required by Financial Reporting Standard 102.

All incoming resources derive from continuing activities.

All resources expended are in respect of continuing activities.

The notes on pages 8 to 16 form part of these Financial Statements.

THE FLORENCE ELLISON TRUSTBALANCE SHEET, 31ST DECEMBER 2020

	Note	2020 £	2019 £
TANGIBLE FIXED ASSETS			
Programme-related social investment property	1h, 5	2501961	2315762
CURRENT ASSETS			
Debtors	1i, 6	6177	5433
Cash at bank and in hand	1j, 7	70496	50590
Total current assets		76673	56023
LIABILITIES			
Creditors falling due within one year	1k, 8	14436	14114
Provisions for liabilities	1k, 9	2398	1773
		16834	15887
NET CURRENT ASSETS		59839	40136
TOTAL ASSETS LESS CURRENT LIABILITIES		2561800	2355898
LIABILITIES, Creditors falling due after one year	1l, 10	92068	102278
TOTAL NET ASSETS		2469732	2253620
GENERAL UNRESTRICTED FUNDS			
Unrestricted income funds	11	929489	899576
Revaluation reserve, unrealised gains on investment assets	11	1540243	1354044
Total unrestricted charity funds		2469732	2253620

The notes on pages 8 to 16 form part of these Financial Statements

The Financial Statements were approved by the Trustees on 3rd August 2021
and are signed on their behalf by


W GANDER


G GEAL

THE FLORENCE ELLISON TRUST

NOTES TO THE FINANCIAL STATEMENTS, 31ST DECEMBER 2020

1 Accounting policies

1a Bases of preparation

The Financial Statements have been prepared:

- i on the presumption that the entity is a going concern;
- ii on the accruals basis under the historical cost convention at cost or transaction value, modified for the revaluation of fixed assets;
- iii in accordance with applicable charity law for England and Wales;
- iv in accordance with the Statement of Recommended Practice, Accounting and Reporting by Charities preparing their accounts in accordance with Financial Reporting Standard 102 applicable in the United Kingdom and the Republic of Ireland.

The Trustees consider, having made due enquiry, that there is no uncertainty that the Charity, which is a Public Benefit entity, shall continue to function satisfactorily as a going concern because:

- a rental income continues to exceed all expenses of operation;
 - b current assets continue to exceed current liabilities;
 - c long-term borrowing, ie amounts due more than one year after the reporting date, is a small proportion of net assets less current liabilities: 3.59% (2019: 4.34%, 2018: 0.17%, 2017: 0.83%, 2016: 1.49%, 2015: 0.91%, 2014: 1.75%);
 - d the Charity has a long waiting list for potential residents;
 - e for so long as the country's supply of new and acceptably refurbished dwellings shall fail to meet the requirements of an increasing population there shall be a need for the type of modestly priced accommodation that the Charity is able to provide
- and accordingly the accounts have been prepared on the going concern basis.

There has been no change in accounting policies nor has there been any change in the presentation of the Financial Statements except as required to comply with the aforementioned official instruction and guidance.

1b Incoming resources: donations, grants and legacies

Income from donations, grants and legacies, including capital grants, is included in incoming resources when it is receivable except:

- i when a donor or testator specifies that a donation, grant or legacy made to the Charity must be used in future accounting periods the income is deferred until those periods;
- ii when a donor or testator imposes conditions which must be fulfilled before the Charity becomes entitled to use a donation, grant or legacy the income is deferred until the preconditions have been met.

Additionally income from legacies is deferred until Probate has been granted and the Executors have established that the Estate has sufficient assets.

THE FLORENCE ELLISON TRUST

NOTES TO THE FINANCIAL STATEMENTS, 31ST DECEMBER 2020

1 Accounting policies, continued

1c Incoming resources: intangible income

Material intangible income and the corresponding expense in respect of donated services are included in the Statement of Financial Activities when a service is received on the basis of the value of the gift to the Charity where its value can be measured easily economically and reliably.

1d Incoming resources: investment income, bank interest

Interest is included when it is credited by the bank.

1e Incoming resources: charitable activities

Rental income arising on the Charity's social investment property portfolio, which is held in furtherance of the Charity's objects, is credited when it is receivable under the respective tenancy agreements.

1f Incoming resources: income tax

Recoverable income tax deducted from incoming resources is recognised on the same basis as the underlying income.

1g Resources expended

Resources expended, including all Value Added Tax, none of which can be recovered by the Charity, are reported in the Statement of Financial Activities and in the Balance Sheet on an accruals basis.

1h Tangible fixed assets, programme-related social investment property

The Charity owns both freehold and leasehold residential units. To fulfil the intent of Miss Ellison and in accordance with the Trust Deed of 14th July 1980 it lets those units at favourable rents to persons of small means who have need of such accommodation by reason of age or infirmity.

All the residents enjoy the usual UK statutory provisions for security of tenure which could restrict the Charity's ability to sell a unit with vacant possession.

THE FLORENCE ELLISON TRUSTNOTES TO THE FINANCIAL STATEMENTS, 31ST DECEMBER 2020

1 Accounting policies, continued

1h Tangible fixed assets, programme=related social investment property, continued

Programme=related social investment property is capitalised at cost. Cost includes:

- i the purchase contract price;
- ii all charges duties and fees payable on purchase;
- iii costs of initial refurbishment where this is required to bring an acquisition to an acceptable standard for occupation;
- iv subsequent improvements;
- v all associated Value Added Tax, none of which can be recovered by the Charity.

Records for each property are maintained in the Charity's books at cost.

Since 1997 for the purpose of presentation in the Balance Sheet in compliance with the requirements of successive SORPs programme=related social investment property has been revalued annually in accordance with the House=price index for the UK Outer South=east region prepared from house price data by the Nationwide Building Society. No deduction is made for any costs that might arise on a sale. The unrealised gains from these revaluations are shown separately in the Statement of Financial Activities and in the Balance Sheet.

1i Current assets: debtors and prepayments

Debtors are stated at the recoverable amounts for service rendered.

Prepayments are stated at the respective amounts paid apportioned on a time basis.

1j Current assets: cash at bank and in hand

Cash in hand, ie notes and coin, is no longer kept. All small items of sundry expenditure previously paid in cash are now settled by cheque or by bank transfer.

Cash at bank is the aggregate of the balances shown at the reporting date on the Charity's current and savings banking accounts adjusted as necessary for transactions initiated before the reporting date but not completed until the following year. Any or all of the balances can be withdrawn at any time without notice and without penalty.

1k Liabilities: amounts falling due within one year

Sundry creditors and accrued charges are recognised for the amounts that are expected to be paid for goods or services received before the reporting date but not yet settled and for the amounts received in advance for services yet to be provided at the reporting date.

THE FLORENCE ELLISON TRUSTNOTES TO THE FINANCIAL STATEMENTS, 31ST DECEMBER 2020

1 Accounting policies, continued

1k Liabilities: amounts falling due within one year, continued

Provisions for liabilities are recognised where there is an obligation but either the timing or the amount of the settlement is uncertain. A provision has been created and is augmented from time to time in amounts recommended by the managing agent for long-term repair of one of the Charity's leasehold units. Neither the amount payable nor the timing shall be known until the agent commissions the work. Accordingly the Provision has been treated as an amount falling due within one year.

1l Liabilities: amounts falling due after one year

The leasehold residential unit at 9 Palm Court, Franklin Road, Worthing was bought in February 2013. The purchase was funded in part by an unsecured loan from Charity Bank Limited.

Negotiations to extend the terms of the leases of two residential units were concluded satisfactorily in 2017. The costs of these extensions and of the extension to the term of the lease of one other residential unit that was completed in 2016 were funded in part by a further advance coupled with an extension of the term to 2020 on the loan from Charity Bank Limited.

One additional leasehold residential unit in Bakers Court Salvington Road Worthing was bought during 2019. The purchase was funded by additional borrowing from Charity Bank Limited. The opportunity was taken to consolidate this additional borrowing and the existing unsecured loan in a single secured loan at a significantly lower rate of interest.

Borrowing from Charity Bank Limited continues to be repayable by equal monthly instalments of capital and interest.

The loan is measured at amortised cost using the effective interest method. Amounts shown in these accounts are confirmed by statements produced by Charity Bank Limited.

1m Offsetting

There has been no offsetting of assets and liabilities or of income and expenses unless required or permitted by FRS 102 SORP or FRS 102.

2 Legal status of the Charity

The Trust was established by a Trust Deed dated 14th July 1980. Charitable registration in England and Wales under number 280824 was granted on 30th September 1980.

THE FLORENCE ELLISON TRUST

NOTES TO THE FINANCIAL STATEMENTS, 31st DECEMBER 2020

3 Property Income and Expenditure Accounts

	1 Deans Court	-12- Bakers Court	-24- Court	-34- Court	40 Green- landRd	3 Queen smead	3 St Marys Court	1 -----	2 Ellison	3 Court	4 Common areas	9 Palm Court	TOTAL
2019													
GROSS RENTS	6240	5700	6240	1900	2940	6240	6360	5025	5700	5675	5225	0	5220 62465
EXPENSES													
Cleaning											94	552	646
Council tax													0
Electricity				37							8	232	277
Garden	160										806		966
Ground rent						100	120					112	332
Insurance	232				468						768		1468
Interest		72	72	2012		196						417	2769
Legal fees			48								66		114
Maintenance		2288	1906	969		1240	692					844	7939
Refurb- ishments													0
Repairs	403		70	50	345		178	280	188	30	2402	2107	6201
Repairs reserve						562							562
Water	448					186	262	206	159	198	187	196	1842
Windows											60		60
	1243	2360	2096	3068	813	2284	1252	486	347	228	2691	4591	23176
NET RENTS	4997	3340	4144	-1168	2127	3956	5108	4539	5353	5447	2534	-4591	3503 39289
2020													
GROSS RENTS	6240	5700	6240	5700	1715	6240	5110	4940	5700	5700	5700	0	5220 64205
EXPENSES													
Cleaning												605	605
Council tax							200						200
Electricity											159		159
Garden	160				120						1443		1723
Ground rent						100	120					112	332
Insurance	200				485						811		1496
Interest		40	40	3867		108						230	4285
Legal fees													0
Maintenance		2300	1915	1915		1269	961					844	9204
Refurb- ishments							8996						8996
Repairs	25			150	202	125	120	455	215	125	672	65	2154
Repairs reserve						625							625
Water	501					183	254	243	139	179	303	187	1989
Windows											54		54
	886	2340	1955	5932	807	2410	10651	698	354	304	303	3744	1438 31822
NET RENTS	5354	3360	4285	-232	908	3830	-5541	4242	5346	5396	5397	-3744	3782 32383

THE FLORENCE ELLISON TRUSTNOTES TO THE FINANCIAL STATEMENTS, 31ST DECEMBER 2020

4 Governance costs

	2020	2019
	£	£
Financial service fees		
Independent examination	688	680
Other assurance services	0	0
Taxation advice	0	0
Consultancy	0	0
Financial advice	0	0
Accountancy	1032	1020
	-----	-----
	1720	1700
Postage, stationery and sundry expenses	494	487
Trustee insurance	243	193
Legal fees and expenses	0	4312
Bank charges	60	1886
	-----	-----
	2517	8578
	=====	=====

The Charity employed no staff during either financial year.

5 Tangible fixed assets, programme-related social investment property

	2020	2019
	£	£
Reconciliation of market value		
At 1 st January	2315762	2218682
Acquisitions and improvements at cost	0	121084
Cost eliminated on disposals	0	0
Net adjustment on revaluations in the year	186199	(24004)
	-----	-----
At 31 st December	2501961	2315762
	=====	=====
Reconciliation of cost		
At 1 st January	961718	840634
Acquisitions and improvements at cost	0	121084
Cost eliminated on disposals	0	0
	-----	-----
At 31 st December	961718	961718
	=====	=====

THE FLORENCE ELLISON TRUSTNOTES TO THE FINANCIAL STATEMENTS, 31ST DECEMBER 2020

6 Debtors

	2020	2019
	£	£
Income tax recoverable	0	0
Sundry debtors	2873	2649
Prepayments	3304	2784
	-----	-----
	6177	5433
	=====	=====

7 Cash at bank and in hand

	2020	2019
	£	£
Bank current account	1500	1500
Bank savings account	68996	49090
Cash	0	0
	-----	-----
	70496	50590
	=====	=====

8 Liabilities, creditors, amounts falling due within one year

	2020	2019
	£	£
Accrued charges	4227	4341
Secured loan, Charity Bank Limited	10209	9773
	-----	-----
	14436	14114
	=====	=====

9 Liabilities, provisions, amounts falling due within one year

	2020	2019
	£	£
Provision for leasehold property renovation		
At 1 st January	1773	1211
Additional provision made in the year	625	562
Provision used in the year	0	0
	-----	-----
At 31 st December	2398	1773
	=====	=====

THE FLORENCE ELLISON TRUSTNOTES TO THE FINANCIAL STATEMENTS, 31ST DECEMBER 2020

10 Liabilities, creditors, amounts falling due after one year

	2020	2019
	£	£
Secured loan, Charity Bank Limited	92068	102278
	=====	=====

11 General unrestricted funds

	2020	2019
	£	£
Unrestricted income fund		
At 1 st January	899576	868790
Net incoming resources	29913	30786
Realised gains / losses on investment assets	0	0
	-----	-----
At 31 st December	929489	899576
	=====	=====
Revaluation reserve, unrealised gains on investment assets		
At 1 st January	1354044	1378048
Unrealised gains / losses in the year	186199	(24004)
	-----	-----
At 31 st December	1540243	1354044
	=====	=====

12 Related parties

The Trust was established as a result of Miss Ellison's bequest to The Durrington Free Church, which is known now as the New Life Church, Durrington. The Elders for the time being of the church have the power to appoint new Trustees. Whilst several Elders were initially Trustees following the creation of the Trust as a separate body, most Trustees subsequently appointed are not Elders and there is now a minority of Trustees who are Elders. The Eldership does not seek to influence or set the policy of the Trust.

Balances with The New Life Church

	2020	2019
	£	£
At 31 st December	0	0
	=====	=====
Largest amount during the year ended 31 st December.	0	3
	=====	=====

During the year the Charity has made use of copying equipment owned by one of the Trustees who has been reimbursed at the rate of 5p per sheet: 2020 £17.05, 2019 £15.20.

The Trustees received neither emoluments nor, except as noted in the previous paragraph, reimbursement of expenses incurred in respect of services rendered to the Charity.

THE FLORENCE ELLISON TRUST

NOTES TO THE FINANCIAL STATEMENTS, 31ST DECEMBER 2020

12 Related parties, continued

No Trustee nor any person connected with a Trustee received any disclosable service or any other disclosable benefit from the Charity.

13 Taxation

The Trust is registered as a charity in England and Wales, Register number 280824.

Under legislation in force for the two years ended 31st December 2019 and 31st December 2020 it is not liable to Income Tax, Corporation Tax or Capital Gains Tax on any income or gains applied to charitable purposes, nor is it liable to pay Stamp Duty on acquisition of land or buildings applied to charitable purposes. It is liable to pay Value Added Tax on all taxable supplies made to it: this tax is not recoverable.