

The Towell Building Trust Ltd

Northern Ireland · Charity number 100773

Details

Known as	Towell House Residential Home
Status	Received
Registered	2014-10-14
Register	View on the Charity Commission for Northern Ireland register

Contact

Address	Towell House 57 Kings Road Belfast BT5 7bs BT5 7BS
Phone	02890401642
Email	enquiries@towellhouse.co.uk
Website	www.towellhouse.co.uk

Activities

Purposes: To provide accommodation for older people, people with physical disabilities and people requiring dementia care irrespective of their means; To care for residents of such accommodation including the provision of medical care and social activities appropriate to their needs and consistent with their well being and circumstances; To provide alternative care to older people, people with physical disabilities and people requiring dementia care irrespective of their means.

What the charity does: The advancement of health or the saving of lives

How the charity works: Accommodation/housing,Disability,Medical/health/sickness

Who the charity helps: Mental health,Older people,Physical disabilities

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£3,738,559	£3,742,853	£-570,441	94

Trustees

Name	Role	Appointed
Alan Martin		
Avril Downey		
Brian Robinson		
Dominic Kealey		
Graham Galbraith		
Ivan Laird		
Lynne Foster		
Lynne Hyndman		
Marjorie Guiler		
Michael Johnston		
Stephen Duffield		
Victoria Lapsley		

The Towell Building Trust Ltd

Northern Ireland - Charity number 100773

Accounts

Charity Registration No. NIC100773

Company Registration No. NI003511 (Northern Ireland)

THE TOWELL BUILDING TRUST LIMITED
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024

THE TOWELL BUILDING TRUST LIMITED

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THE TOWELL BUILDING TRUST LIMITED

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	Mr D.G. Galbraith Mr S. Duffield Mrs L Foster Mrs M. Guiler Mrs L. Hyndman Mr D. Kealey Mr I. Laird Mrs V. Lapsley Mr A.J. Martin Mr B. Robinson Mrs A Downey Mr M Johnston	(Appointed 18 September 2024) (Appointed 21 August 2024)
Secretary	Mrs J. Brooker	
Charity number	NIC100773	
Company number	NI003511	
Principal address	Towell House 57 King Road Belfast BT5 7BS	
Registered office	4th Floor Donegall House 7 Donegall Square North Belfast BT1 5GB	
Auditor	Moore (N.I.) LLP 4th Floor Donegall House 7 Donegall Square North Belfast BT1 5GB	
Bankers	Danske Bank Donegall Square West Belfast BT1 6JS	
Solicitors	Crawford Lockhart Black Linenhall House 13 Linenhall Street Belfast BT2 8AA	

THE TOWELL BUILDING TRUST LIMITED

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT)

FOR THE YEAR ENDED 31 DECEMBER 2024

The Trustees present their report and accounts for the year ended 31 December 2024, which are also prepared to meet the requirements for a directors' report and accounts for Companies Act purposes.

The accounts have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the Trust's Memorandum and Article of Association, 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 (FRS 102) (effective 1 January 2015)"

Objectives and activities

The Trust's objects are set out in the Memorandum and Articles of Association and may be summarised as :

- to provide accommodation for older people and people with physical disabilities irrespective of their financial means;
- to care for residents of such accommodation including the provision of medical care and social activities appropriate to their needs and consistent with their wellbeing and circumstances;
- to provide alternative care to older people and people with physical disabilities irrespective of their financial means.

Our aim is to meet the needs of our residents for safe accommodation with good quality catering, appropriate activities and care in a manner that reflects their rights and is consistent with our obligations to them, their families and friends.

Ensuring our work delivers our aims

The policies adopted in furtherance of these objects are that we keep our aim and objectives under continuous review to ensure that we meet the needs of our residents and there has been no change in these during the year. In addition the Trustees carry out monthly telephone reviews with a selection of relatives on the operation of the home. The Trustees also carry out monthly inspections of the home which, inter alia, include reviews with a selection of residents and staff. These reviews are designed to ensure that any issues that residents, their relatives or the staff have may be identified, considered and addressed. Additionally, a series of internal audits are carried out each month. The outcome of all the reviews is documented and reported to the Board each month. The home is also subject to regular inspection by the Regulation and Quality Improvement Authority.

Our main objectives for the year continued to be the provision of quality accommodation, care and activities for both our permanent and respite residents. The strategies that we used to meet our objectives included:

- providing safe accommodation for our residents
- focusing on the provision of quality catering
- focusing on providing a wide range of activities and entertainment

The Trustees have paid due regard to guidance issued by the Charity Commission in deciding the activities the Trust should undertake.

Information on matters of potential concern to staff is given through meetings, information bulletins and reports which seek to achieve a common awareness on the part of all the staff of the operation of all aspects of the home including economic factors that may impact these operations.

Applications for employment by disabled persons are always fully considered, bearing in mind the aptitudes of the applicant concerned. In the event of members of staff becoming disabled, every effort is made to ensure that their employment within the Trust continues and that the appropriate training is arranged. It is the policy of the Trust that the training, career development and promotion of disabled persons should, as far as possible, be identical to that of other employees.

THE TOWELL BUILDING TRUST LIMITED

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

How our activities deliver public benefit

Public benefit from our services is directed at the frail and elderly population aged over 65 years or physically disabled population aged under 65 years, irrespective of their means. Direct benefits are derived from a number of our services:

- Provision of accommodation;
- Assessing need and providing care appropriate to these assessed needs;
- Providing an all inclusive facility with a range of activities appropriate to the individual to prevent feelings of boredom and social isolation;
- Providing an environment that promotes improved physical and mental health and well being;
- Providing respite care to the frail and elderly population aged over 65 years or physically disabled population aged under 65 years, enabling carers to have a break. This provides additional support to carers, assisting them in continuing their caring role at home with their service user; and
- Providing step-down care to hospitalised patients who are either frail and elderly and aged 65 years and above or physically disabled and aged under 65 years. We assist with the recovery and rehabilitation as a stepping stone to returning to their own homes.

Achievements and performance

Demand for the type of care we offer has remained high with average occupancy over 97% (2023 – 97%). When vacated, rooms are refilled quickly. The buildings and gardens are maintained to a high standard and improvements are made when finances allow. The substantial building and refurbishment programme, which commenced in 2023, continued on schedule throughout 2024 and is expected to complete in July 2025. Disruption to residents has been minimised and new and refurbished rooms have been widely welcomed by residents, families and staff.

A new digital care record system, EpicCare, was implemented during the year. This has upgraded the information recorded and enabled better reporting by staff.

Financial review

The Trustees believe it is very important that the Trust is financially secure and that the financial performance is reviewed regularly. A budget is prepared annually and is discussed and agreed by the board. In the course of the discussion the directors consider issues that are likely to impact on the current year and known issues that will arise in the future. The key issues that have been identified are the adequacy of the level of funding paid by the Health & Social Care Trusts and the cost implications of retaining and recruiting staff in a competitive labour market.

The financial performance is reviewed at each board meeting. A report detailing the performance for the previous month and the year to date relative to the budget, together with commentary there-on, is circulated in advance of each meeting.

The Trust's investments are managed on a discretionary basis by Investment Managers who submit a report on the performance of the investments on a quarterly basis. This is reviewed by the Chief Executive Officer and the Finance Director and is available to all the Trustees. Meetings are held with the Investment Managers to review the performance of the investments as required.

After consideration of the exceptional refurbishment expenditure in 2024, the Trust recorded a satisfactory financial outcome for the year. The operating deficit for the year was £4,294 (2023 surplus £102,789). This was within the budgetary limits set by the Trustees at the beginning of the year. Government policy has continued and is continuing to implement above – inflation increases to National Living wages and other employer costs and thus it is essential that Government increases the funding of care for the elderly to a level that adequately reflects the cost of providing this service.

THE TOWELL BUILDING TRUST LIMITED

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

The Trustees consider it prudent to hold monies in reserve in the event that unforeseen circumstances should lead to financial difficulties which might put the future of its trading as a going concern and its employment capacity, general charitable work and property in jeopardy. The Trustees believe the strength of the Balance Sheet has helped maintain the business as a going concern during this year.

Reserves

The Trustees have examined the charity's requirements for reserves in light of the main risks to the organisation and established a formal policy which stipulates that free reserves be maintained at a level which ensures that the charity's core activity could continue during a period of unforeseen difficulty. Free reserves are defined by the Trustees as unrestricted income funds freely available for use as the charity so determines and thereby excludes any funds committed, invested in tangible fixed assets held by the charity and restricted or designated funds.

The Trustees consider that the most appropriate policy for investing funds continues to be in a balanced portfolio of investments with a minimum risk mainly quoted on the London Stock Exchange that spreads the risk and provides opportunity for income and for capital growth. This portfolio is managed by an external firm of investment managers.

Risk management

The Trustees have assessed the major risks to which the Trust is exposed and are satisfied that systems are in place to mitigate exposure to the major risks. However, continued above-inflationary increases to National Living Wage and the Government policy on Employer's National Insurance together with inflationary pressures on operating costs are a matter of concern.

Plans for future periods & factors affecting the financial position in future periods

The Trustees will continue to comprehensively review the operational activity of the home. Positive steps are underway for the future to establish new links within the local community thereby lifting the charity profile and the services it has to offer.

Towell House continues to operate successfully and provides high quality accommodation and care to all its residents. There remains a high demand for residential care. The buildings and gardens are maintained to a high standard and improvements are made when finances allow. In 2023 the Trustees commenced a substantial building programme to increase the number of resident rooms, to increase the number of ensuite bathrooms and to upgrade facilities for residents and staff. This programme has been financed partially by internally generated funds and partially by a bank overdraft. This overdraft will be converted to a term loan on the completion of the project in summer 2025. The final additional bedrooms will come online in July bringing the total compliment of resident rooms to 92 and maximising income for the Trust.

Planning our estate maintenance, training matrix and our staffing requirements for the future will ensure we keep abreast of the care industry standard requirements and ensure we meet organisational goals and targets.

The main factors which are likely to affect the financial performance or position going forward are:-

- the impact of the substantial annual increases in National Living Wage on all staff costs in an increasingly competitive labour market
- the related pension costs and national insurance
- the ability to recruit and retain staff
- the demand for appropriate quality residential care in the community
- the cost implications of new and onerous regulatory standards imposed in the care industry
- the impact of the current inflationary pressure on all aspects of costs of operating the home
- the continuing inadequacy of the funding provided by the Health and Social Care Trusts

THE TOWELL BUILDING TRUST LIMITED

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

Structure, governance and management

The Trust is a company limited by guarantee, not having a share capital. It is registered in Northern Ireland (registration number: NI003511) and has obtained charitable status with The Charity Commission for Northern Ireland (reference number: NIC100773). It is governed by its Memorandum and Articles of Association. In the event of the company being wound up and a shortfall ensuing, the members are required to contribute an amount not exceeding fifty pence.

The Trustees, who are also the directors for the purpose of company law, and who served during the year and up to the date of signature of the financial statements were:

Mr D.G. Galbraith
Mr S. Duffield
Mrs L Foster
Mrs M. Guiler
Mrs L. Hyndman
Mr D. Kealey
Mr I. Laird
Mrs V. Lapsley
Mr A.J. Martin
Mr B. Robinson
Mrs A Downey
Mr M Johnston

(Appointed 18 September 2024)

(Appointed 21 August 2024)

Under the terms of the Articles of Association one third of the Trustees are required to retire each year but may offer themselves for re-election at the Annual General Meeting.

The Trustees retiring by rotation this year are:

Mrs V Lapsley
Mr B Robinson
Mrs M Guiler
Mr G Galbraith

All of the Trustees give their time and skills voluntarily and receive no payments for the services they provide.

The Trustees aim to ensure that the Board consists of people suitably qualified with wide experience from a variety of backgrounds so as to bring a broad skills mix to the management of the company.

The Trustees have established a Risk Register to facilitate the development of the risk management process. The Register seeks to identify all significant risks that the Home faces along with action to mitigate and manage each risk that has been identified. The Register is subject to regular review and up-dated as deemed appropriate.

The Board of Trustees, appointed by the members of the Trust, meet regularly throughout the year. The executive management, in charge of the day-to-day operations, reports to the Board on a monthly basis. Sub-committees which have been established by the Board to deal with specific issues, meet as required and report to the Board accordingly.

The Trustees, at the board meetings, make all the major decisions, including strategic decisions, regarding all aspects of the operation of the Trust. This includes the approval of the budget annually, all significant expenditure of a capital nature, the level of fees charged to privately funded residents and any additional or supplementary fees that have to be charged to Trust funded residents. Decisions regarding the day to day running of the Trust are made by the Chief Executive Officer and the Senior Management Team who meet regularly in order to ensure the efficient management of the operations.

Mrs Jill Brooker is the member of the Senior Management Team to whom the Charity Trustees delegate day to day management.

THE TOWELL BUILDING TRUST LIMITED

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2024

Most new Trustees have some knowledge of the work carried on by Towell House before they join the Board. A "Cooks Tour" of the organisation is available along with meetings with the Chief Executive Officer and the Home Manager for potential new directors/trustees.

The Trust retains the services of a Human Resources Advisor who provides information on pay levels for the Senior Management Team as and when required.

The company has no relationships with third parties that would be considered to be related undertakings.

The Towell Building Trust holds total unrestricted reserves of £1,827,740.

Statement of Trustees' responsibilities

The Trustees, who are also the directors of The Towell Building Trust Limited for the purpose of company law, are responsible for preparing the Trustees' Report and the accounts in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company Law requires the Trustees to prepare accounts for each financial year which give a true and fair view of the state of affairs of the Trust and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that year.

In preparing these accounts, 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 UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the accounts; and
- prepare the accounts on the going concern basis unless it is inappropriate to presume that the Trust will continue in operation.

The Trustees are responsible for keeping adequate accounting records that disclose with reasonable accuracy at any time the financial position of the Trust and enable them to ensure that the accounts comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the Trust and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Auditor

The auditor, Moore (N.I.) LLP, is deemed to be reappointed under section 487(2) of the Companies Act 2006.

Disclosure of information to auditor

Each of the Trustees has confirmed that there is no information of which they are aware which is relevant to the audit, but of which the auditor is unaware. They have further confirmed that they have taken appropriate steps to identify such relevant information and to establish that the auditor is aware of such information.

The Trustees' report was approved by the Board of Trustees.



Mr D.G. Galbraith

Dated: 21.5.25

THE TOWELL BUILDING TRUST LIMITED

INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF THE TOWELL BUILDING TRUST LIMITED

Opinion

We have audited the financial statements of The Towell Building Trust Limited (the 'Trust') for the year ended 31 December 2024 which comprise the statement of financial activities, the balance sheet, the statement of cash flows and notes to the financial statements, including 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 2024 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the financial statements* section of our report. We are independent of the 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

In auditing the financial statements, we have concluded that the Trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the Trust's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

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

Other information

The other information comprises the information included in the annual report other than the financial statements and our auditor's report thereon. The Trustees are responsible for the other information contained within the annual report. 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. 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 course of 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 this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

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

- the information given in the Trustees' report for the financial year for which the financial statements are prepared, which includes the directors' report prepared for the purposes of company law, is consistent with the financial statements; and
- the directors' report included within the Trustees' report has been prepared in accordance with applicable legal requirements.

THE TOWELL BUILDING TRUST LIMITED

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE MEMBERS OF THE TOWELL BUILDING TRUST LIMITED

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the Trust and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report included within the Trustees' report.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the Trustees were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemptions in preparing the Trustees' report and from the requirement to prepare a strategic report.

Responsibilities of Trustees

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

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

The extent to which our procedures are capable of detecting irregularities, including fraud, is detailed below.

Explanation as to what extent the audit was considered capable of detecting irregularities, including fraud

The objectives of our audit in respect of fraud, are; to identify and assess the risks of material misstatement of the financial statements due to fraud; to obtain sufficient appropriate audit evidence regarding the assessed risks of material misstatement due to fraud, through designing and implementing appropriate responses to those assessed risks; and to respond appropriately to instances of fraud or suspected fraud identified during the audit. However, the primary responsibility for the prevention and detection of fraud rests with both management and those charged with governance of the charitable company.

THE TOWELL BUILDING TRUST LIMITED

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE MEMBERS OF THE TOWELL BUILDING TRUST LIMITED

Our approach was as follows:

- We obtained an understanding of the legal and regulatory requirements applicable to the charitable company and considered that the most significant are the Companies Act 2006, the Charities Act (NI) 2013, the Charity SORP, UK financial reporting standards as issued by the Financial Reporting Council, the Health and Personal Social Services (Quality, Improvement and Regulation) (Northern Ireland) Order 2003, and the Safeguarding Vulnerable Groups (Northern Ireland) Order 2007.
- We obtained an understanding of how the charitable company complies with these requirements by discussions with management and those charged with governance.
- We assessed the risk of material misstatement of the financial statements, including the risk of material misstatement due to fraud and how it might occur, by holding discussions with management and those charged with governance.
- We inquired of management and those charged with governance as to any known instances of non-compliance or suspected non-compliance with laws and regulations.
- Based on this understanding, we designed specific appropriate audit procedures to identify instances of non-compliance with laws and regulations. This included making enquiries of management and those charged with governance and obtaining additional corroborative evidence as required.

As part of an audit in accordance with ISAs (UK) we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purposes of expressing an opinion on the effectiveness of the charitable company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the trustees.
- Conclude on the appropriateness of the trustees' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the charitable company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the charitable company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

A further description of our responsibilities is available on the Financial Reporting Council's website at: <https://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.

THE TOWELL BUILDING TRUST LIMITED

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE MEMBERS OF THE TOWELL BUILDING TRUST LIMITED

Use of our report

This report is made solely to the company's members, as a body, in accordance with section 391 of the Companies Act 2014. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.



Dr R I Peters Gallagher OBE FCA (Senior Statutory Auditor)
for and on behalf of Moore (N.I.) LLP

21 May 2025

Chartered Accountants
Statutory Auditor

4th Floor Donegall House
7 Donegall Square North
Belfast
BT1 5GB

THE TOWELL BUILDING TRUST LIMITED

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 DECEMBER 2024

	Notes	Unrestricted funds 2024 £	Restricted funds 2024 £	Total 2024 £	Total 2023 £
Income from:					
Donations, legacies and government support grants	3	69,675	-	69,675	86,761
Charitable activities	4	3,639,604	-	3,639,604	3,424,207
Other trading activities	5	8,928	-	8,928	12,621
Investments	6	15,055	5,297	20,352	23,826
Total income		3,733,262	5,297	3,738,559	3,547,415
Expenditure on:					
Charitable activities	7	3,737,556	5,297	3,742,853	3,444,626
Net gains/(losses) on investments	12	(4,204)	13,470	9,266	7,293
Net income/(expenditure) and movement in funds		(8,498)	13,470	4,972	110,082
Reconciliation of funds:					
Fund balances at 1 January 2024		1,836,238	121,003	1,957,241	1,847,159
Fund balances at 31 December 2024		1,827,740	134,473	1,962,213	1,957,241

The statement of financial activities includes all gains and losses recognised in the year. All income and expenditure derive from continuing activities.

THE TOWELL BUILDING TRUST LIMITED

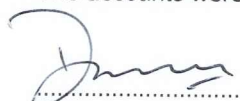
BALANCE SHEET

AS AT 31 DECEMBER 2024


		2024		2023	
	Notes	£	£	£	£
Fixed assets					
Tangible assets	13		1,893,459		1,615,268
Investments	14		440,013		415,562
			<u>2,333,472</u>		<u>2,030,830</u>
Current assets					
Debtors	15	58,135		75,903	
Cash at bank and in hand		141,047		301,512	
		<u>199,182</u>		<u>377,415</u>	
Creditors: amounts falling due within one year	18	<u>(267,910)</u>		<u>(451,004)</u>	
Net current liabilities			<u>(68,728)</u>		<u>(73,589)</u>
Total assets less current liabilities			<u>2,264,744</u>		<u>1,957,241</u>
Creditors: amounts falling due after more than one year	19		<u>(302,531)</u>		<u>-</u>
Net assets			<u>1,962,213</u>		<u>1,957,241</u>
Income funds					
Restricted funds	21		134,473		121,003
Unrestricted funds - general			1,827,740		1,836,238
			<u>1,962,213</u>		<u>1,957,241</u>

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

The accounts were approved by the Trustees on 21 May 2025



 Mr D.G. Galbraith
 Trustee



 Mrs M. Guiler
 Trustee

Company Registration No. NI003511

THE TOWELL BUILDING TRUST LIMITED

STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED 31 DECEMBER 2024

	Notes	2024 £	£	2023 £	£
Cash flows from operating activities					
Cash (absorbed by)/generated from operations	28		(28,677)		234,033
Investing activities					
Purchase of tangible fixed assets		(363,940)		(184,769)	
Purchase of investments		(118,782)		(14,565)	
Proceeds from disposal of investments		103,597		21,548	
Investment income received		20,352		23,826	
Net cash used in investing activities			(358,773)		(153,960)
Financing activities					
Drawdown/Repayment of bank loans		228,005		(71,418)	
Net cash generated from/(used in) financing activities			228,005		(71,418)
Net (decrease)/increase in cash and cash equivalents			(159,445)		8,655
<i>Cash and cash equivalents at beginning of year</i>			298,164		289,509
Cash and cash equivalents at end of year			138,719		298,164
Relating to:					
Cash at bank and in hand			141,047		301,512
Bank overdrafts included in creditors payable within one year			(2,328)		(3,348)

THE TOWELL BUILDING TRUST LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2024

1 Accounting policies

Charity information

The Towell Building Trust Limited is a private company limited by guarantee incorporated in Northern Ireland. The registered office is 4th Floor Donegall House, 7 Donegall Square North, Belfast, BT1 5GB.

1.1 Accounting convention

The accounts have been prepared in accordance with the Trust's Memorandum and Articles of Association, 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 (FRS 102)" (as amended for accounting periods commencing from 1 January 2016). The Trust is a Public Benefit Entity as defined by FRS 102.

The financial statements are prepared in sterling, which is the functional currency of the Trust. Monetary amounts in these financial statements are rounded to the nearest £.

1.2 Going concern

At the time of approving the financial statements, the Trustees have a reasonable expectation that the Trust 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.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the Trustees in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors or grantors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

Endowment funds are subject to specific conditions by donors that the capital must be maintained by the Trust.

1.4 Incoming resources

Income is recognised when the Trust is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the Trust has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Legacies are recognised on receipt.

THE TOWELL BUILDING TRUST LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

1 Accounting policies (Continued)

1.5 Resources expended

Expenditure is recognised on an accruals basis as a liability is incurred. Funding provided through contractual agreements and performance related grants is recognised as goods or services are supplied. Other grant payments are recognised when a constructive obligation arises that results in the payment being unavoidable.

Costs of generating funds are those costs incurred in attracting voluntary income, and those incurred in trading activities that raise funds.

Governance costs include those incurred in the governance of its assets and are primarily associated with constitutional and statutory requirements.

1.6 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Freehold land and buildings	2% straight line
Fixtures and fittings	15% straight line
Sensory garden capital	20% straight line

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

1.7 Fixed asset investments

Fixed asset investments are initially measured at transaction price excluding transaction costs, and are subsequently measured at fair value at each reporting date, taken as the quoted market price on the stock market. Transaction costs are expensed as incurred. Changes in fair value are recognised in other recognised gains and losses except to the extent that a gain reverses a loss previously recognised in net income expenditure, or a loss exceeds the accumulated gains recognised in equity; such gains and loss are recognised in net income/(expenditure) for the year.

1.8 Impairment of fixed assets

At each reporting end date, the Trust reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

1.9 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.10 Financial instruments

The Trust has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the Trust's balance sheet when the Trust becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

THE TOWELL BUILDING TRUST LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

1 Accounting policies

(Continued)

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Basic financial liabilities

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the Trust's contractual obligations expire or are discharged or cancelled.

1.11 Employee benefits

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the Trust is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

1.12 Retirement benefits

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

2 Critical accounting estimates and judgements

In the application of Towell Building Trust Limited's ("The Trust's") accounting policies, the Trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

THE TOWELL BUILDING TRUST LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

3 Donations, legacies & government support grants

	Unrestricted funds general 2024 £	Unrestricted funds general 2023 £
Donations	12,466	317
Legacies	-	-
Government support grants	57,209	86,444
	<u>69,675</u>	<u>86,761</u>

4 Income from charitable activities

	Unrestricted funds 2024 £	Unrestricted funds 2023 £
Income from care services	3,639,604	3,424,207

5 Other trading activities

	Unrestricted funds general 2024 £	Unrestricted funds general 2023 £
Other trading activities	8,928	12,621

6 Investments/income

	Unrestricted funds general £	Restricted funds £	Total 2024 £	Total 2023 £
Dividend income	11,724	5,297	17,021	18,381
Bank interest receivable	3,331	-	3,331	5,445
	<u>15,055</u>	<u>5,297</u>	<u>20,352</u>	<u>23,826</u>
For the year ended 31 December 2023	<u>18,862</u>	<u>4,964</u>		<u>23,826</u>

THE TOWELL BUILDING TRUST LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

7 Charitable activities

	Provision of charitable services	Support costs	Total 2024	Total 2023
	£	£	£	£
Staff costs	2,633,807	19,898	2,653,705	2,466,071
Depreciation and impairment	85,749	-	85,749	115,180
Other direct costs	194,383	-	194,383	316,340
Other overheads	789,753	-	789,753	533,988
Auditors remuneration	6,000	-	6,000	5,850
Bank interest and charges	13,263	-	13,263	7,197
	<u>3,722,955</u>	<u>19,898</u>	<u>3,742,853</u>	<u>3,444,626</u>
	<u>3,722,955</u>	<u>19,898</u>	<u>3,742,853</u>	<u>3,444,626</u>

8 Net movement in funds

2024
£

2023
£

The net movement in funds is stated after charging/(crediting):

Fees payable for the audit of the charity's financial statements	6,000	5,850
Depreciation of owned tangible fixed assets	85,749	115,180
	<u>6,000</u>	<u>5,850</u>
	<u>85,749</u>	<u>115,180</u>

9 Trustees

None of the Trustees (or any persons connected with them) received any remuneration or benefits from the Trust during the year. (2023 - none.)

THE TOWELL BUILDING TRUST LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

10 Analysis of staff costs, Trustee remuneration and expenses and cost of key management and personnel

Number of employees

The average monthly number of employees during the year was:

	2024 Number	2023 Number
Management and supervisory	7	6
Operational staff	93	93
	<u>100</u>	<u>99</u>

Employment costs

	2024 £	2023 £
Wages and salaries	2,336,957	2,140,821
Social security costs	194,222	184,783
Other pension costs	117,229	135,503
	<u>2,648,408</u>	<u>2,461,107</u>

The total remuneration of the senior management team was £385,774 (2023 - £364,023)

The number of employees whose annual remuneration was £60,000 or more were:

	2024 Number	2023 Number
75,001 to 80,000	1	-
70,001 to 75,000	-	1
	<u>-</u>	<u>1</u>

11 Taxation

The charity is exempt from taxation on its activities because all its income is applied for charitable purposes.

THE TOWELL BUILDING TRUST LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

12 Net gains/(losses) on investments

	Unrestricted funds general £	Restricted funds £	Total 2024 £	Total 2023 £
Revaluation of investments	1,946	13,470	15,416	8,502
Loss on sale of investments	(6,150)	-	(6,150)	(1,209)
	<u>(4,204)</u>	<u>13,470</u>	<u>9,266</u>	<u>7,293</u>
For the year ended 31 December 2023	<u>3,309</u>	<u>3,984</u>		<u>7,293</u>

13 Tangible fixed assets

	Freehold land and buildings £	Fixtures and fittings £	Sensory Garden Capital £	Total £
Cost				
At 1 January 2024	2,369,322	1,793,968	57,307	4,220,597
Additions	360,838	3,102	-	363,940
At 31 December 2024	<u>2,730,160</u>	<u>1,797,070</u>	<u>57,307</u>	<u>4,584,537</u>
Depreciation and impairment				
At 1 January 2024	854,398	1,693,624	57,307	2,605,329
Depreciation charged in the year	50,693	35,056	-	85,749
At 31 December 2024	<u>905,091</u>	<u>1,728,680</u>	<u>57,307</u>	<u>2,691,078</u>
Carrying amount				
At 31 December 2024	<u>1,825,069</u>	<u>68,390</u>	<u>-</u>	<u>1,893,459</u>
At 31 December 2023	<u>1,514,924</u>	<u>100,344</u>	<u>-</u>	<u>1,615,268</u>

THE TOWELL BUILDING TRUST LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

14 Fixed asset investments

	Unrestricted listed investments £	Restricted listed investments	Total £
Cost or valuation			
At 1 January 2024	293,769	121,793	415,562
Additions	118,782	-	118,782
Valuation changes	1,946	13,470	15,416
Disposals	(109,747)	-	(109,747)
	<u>304,750</u>	<u>135,263</u>	<u>440,013</u>
Carrying amount			
At 31 December 2024	<u>304,750</u>	<u>135,263</u>	<u>440,013</u>
At 31 December 2023	<u>293,769</u>	<u>121,793</u>	<u>415,562</u>

The investments held are all United Kingdom listed investments. The following represent holdings of greater than 5% of the total portfolio value,

Fund name	% Held
M&G Securities Ltd	11.78
City of London Investment Trust	8.79

Fixed asset investments revalued

The investments are held on the balance sheet at market value. The historical cost of the portfolio is £338,926 (2023: £288,404).

15 Debtors

	2024 £	2023 £
Amounts falling due within one year:		
Trade debtors	22,890	10,835
Other debtors	3,393	19,309
Prepayments and accrued income	31,852	45,759
	<u>58,135</u>	<u>75,903</u>

THE TOWELL BUILDING TRUST LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

16 Financial instruments	2024	2023
	£	£
Carrying amount of financial assets		
Debt instruments measured at amortised cost	26,283	30,144
Instruments measured at fair value through profit or loss	440,013	415,562
	<u>466,296</u>	<u>445,706</u>
Carrying amount of financial liabilities		
Measured at amortised cost	514,185	398,550
	<u>514,185</u>	<u>398,550</u>

17 Loans and overdrafts	2024	2023
	£	£
Bank overdrafts	2,328	3,348
Bank loans	302,531	74,526
	<u>304,859</u>	<u>77,874</u>
Payable within one year	2,328	77,874
Payable after one year	302,531	-
	<u>304,859</u>	<u>77,874</u>

The bank borrowings are secured as follows:-

- A fixed charge over the Book Debts of the company;
- Floating charge
- Mortgage on property at Kings Road, Belfast

18 Creditors: amounts falling due within one year	2024	2023
	£	£
Bank loans and overdrafts	2,328	77,874
Other taxation and social security	56,256	52,454
Trade creditors	96,930	159,359
Other creditors	18,830	8,566
Accruals and deferred income	93,566	152,751
	<u>267,910</u>	<u>451,004</u>

19 Creditors: amounts falling due after more than one year	2024	2023
	£	£
Bank loans	302,531	-
	<u>302,531</u>	<u>-</u>

THE TOWELL BUILDING TRUST LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

20 Retirement benefit schemes

	2024	2023
Defined contribution schemes	£	£
Charge to profit or loss in respect of defined contribution schemes	<u>117,229</u>	<u>135,503</u>

The Trust operates a defined contribution pension scheme for all qualifying employees. The assets of the scheme are held separately from those of the Trust in an independently administered fund.

21 Restricted funds

The restricted funds of the charity comprise the unexpended balances of donations and grants held on trust subject to specific conditions by donors as to how they may be used.

	At 1 January 2024	Incoming resources	Resources expended	Gains and losses	At 31 December 2024
	£	£	£	£	£
	<u>121,003</u>	<u>5,297</u>	<u>(5,297)</u>	<u>13,470</u>	<u>134,473</u>
Previous year:	At 1 January 2023	Incoming resources	Resources expended	Gains and losses	At 31 December 2023
	£	£	£	£	£
	<u>117,019</u>	<u>4,964</u>	<u>(4,964)</u>	<u>3,984</u>	<u>121,003</u>

22 Unrestricted funds

The unrestricted funds of the charity comprise the unexpended balances of donations and grants which are not subject to specific conditions by donors and grantors as to how they may be used. These include designated funds which have been set aside out of unrestricted funds by the trustees for specific purposes.

	At 1 January 2024	Incoming resources	Resources expended	Gains and losses	At 31 December 2024
	£	£	£	£	£
General funds	<u>1,836,238</u>	<u>3,733,262</u>	<u>(3,737,556)</u>	<u>(4,204)</u>	<u>1,827,740</u>
Previous year:	At 1 January 2023	Incoming resources	Resources expended	Gains and losses	At 31 December 2023
	£	£	£	£	£
General funds	<u>1,730,140</u>	<u>3,542,451</u>	<u>(3,439,662)</u>	<u>3,309</u>	<u>1,836,238</u>

The Towell Building Trust Ltd

Northern Ireland - Charity number 100773

Accounts

Charity Registration No. NIC100773

Company Registration No. NI003511 (Northern Ireland)

THE TOWELL BUILDING TRUST LIMITED
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2023

THE TOWELL BUILDING TRUST LIMITED

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THE TOWELL BUILDING TRUST LIMITED

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	Mr D.G. Galbraith Mr S. Duffield Mrs L Foster Mrs M. Guiler Mrs L. Hyndman Mr D. Kealey Mr I. Laird Mrs V. Lapsley Mr A.J. Martin Mr B. Robinson	(Appointed 8 June 2023)
Secretary	Mrs J. Brooker	
Charity number	NIC100773	
Company number	NI003511	
Principal address	Towell House 57 Kings Road Knock Co Antrim BT5 7BS	
Registered office	4th Floor Donegall House 7 Donegall Square North Belfast BT1 5GB	
Auditor	Moore (N.I.) LLP 4th Floor Donegall House 7 Donegall Square North Belfast BT1 5GB	
Bankers	Danske Bank Donegall Square West Belfast BT1 6JS	
Solicitors	Crawford Lockhart Black Linenhall House 13 Linenhall Street Belfast BT2 8AA	

THE TOWELL BUILDING TRUST LIMITED

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT)

FOR THE YEAR ENDED 31 DECEMBER 2023

The Trustees present their report and accounts for the year ended 31 December 2023, which are also prepared to meet the requirements for a directors' report and accounts for Companies Act purposes.

The accounts have been prepared in accordance with the accounting policies set out in note 2 to the accounts and comply with the Trust's Memorandum and Article of Association, 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 (FRS 102) (effective 1 January 2015)"

Objectives and activities

The Trust's objects are set out in the Memorandum and Articles of Association and may be summarised as :

- to provide accommodation for older people and people with physical disabilities irrespective of their financial means;
- to care for residents of such accommodation including the provision of medical care and social activities appropriate to their needs and consistent with their wellbeing and circumstances;
- to provide alternative care to older people and people with physical disabilities irrespective of their financial means.

Our aim is to meet the needs of our residents for safe accommodation with good quality catering, appropriate activities and care in a manner that reflects their rights and is consistent with our obligations to them, their families and friends.

Ensuring our work delivers our aims

The policies adopted in furtherance of these objects are that we keep our aim and objectives under continuous review to ensure that we meet the needs of our residents and there has been no change in these during the year. In addition the Trustees carry out monthly telephone reviews with a selection of relatives on the operation of the home. The Trustees also carry out monthly inspections of the home which, inter alia, include reviews with a selection of residents and staff. These reviews are designed to ensure that any issues that residents, their relatives or the staff have may be identified, considered and addressed. Additionally, a series of internal audits are carried out each month. The outcome of all the reviews is documented and reported to the Board each month. The home is also subject to regular inspection by the Regulation and Quality Improvement Authority.

Our main objectives for the year continued to be the provision of quality accommodation, care and activities for both our permanent and respite residents. The strategies that we used to meet our objectives included:

- providing safe accommodation for our residents
- focusing on the provision of quality catering
- focusing on providing a wide range of activities and entertainment

The Trustees have paid due regard to guidance issued by the Charity Commission in deciding the activities the Trust should undertake.

Information on matters of potential concern to staff is given through meetings, information bulletins and reports which seek to achieve a common awareness on the part of all the staff of the operation of all aspects of the home including economic factors that may impact these operations.

Applications for employment by disabled persons are always fully considered, bearing in mind the aptitudes of the applicant concerned. In the event of members of staff becoming disabled, every effort is made to ensure that their employment within the Trust continues and that the appropriate training is arranged. It is the policy of the Trust that the training, career development and promotion of disabled persons should, as far as possible, be identical to that of other employees.

THE TOWELL BUILDING TRUST LIMITED

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

How our activities deliver public benefit

Public benefit from our services is directed at the frail and elderly population aged over 65 years or physically disabled population aged under 65 years, irrespective of their means. Direct benefits are derived from a number of our services:

- Provision of accommodation;
- Assessing need and providing care appropriate to these assessed needs;
- Providing an all inclusive facility with a range of activities appropriate to the individual to prevent feelings of boredom and social isolation;
- Providing an environment that promotes improved physical and mental health and well being;
- Providing respite care to the frail and elderly population aged over 65 years or physically disabled population aged under 65 years, enabling carers to have a break. This provides additional support to carers, assisting them in continuing their caring role at home with their service user; and
- Providing step-down care to hospitalised patients who are either frail and elderly and aged 65 years and above or physically disabled and aged under 65 years. We assist with the recovery and rehabilitation as a stepping stone to returning to their own homes.

Achievements and performance

Demand for the type of care we offer has remained high with average occupancy of 97% (2022 - 97%). There is still a waiting list for rooms. The building and gardens are maintained to a high standard and improvements are made when finances allow. The Trustees commenced a substantial building programme during the year.

Financial review

The Trustees believe it is very important that the Trust is financially secure and that the financial performance is reviewed regularly. A budget is prepared annually and is discussed and agreed by the board. In the course of the discussion the directors consider issues that are likely to impact on the current year and known issues that will arise in the future. The key issues that have been identified are the adequacy of the level of funding paid by the Health & Social Care Trusts and the cost implications of retaining and recruiting staff in a competitive labour market.

The financial performance is reviewed at each board meeting. A report detailing the performance for the previous month and the year to date relative to the budget, together with commentary there-on, is circulated in advance of each meeting.

The Trust's investments are managed on a discretionary basis by Investment Managers who submit a report on the performance of the investments on a quarterly basis. This is reviewed by the Chief Executive Officer and the Finance Director and is available to all the Trustees. Meetings are held with the Investment Managers to review the performance of the investments as required.

The Trust recorded a satisfactory financial outcome for the year. The operating surplus for the year was £102,789 as compared with £30,425 for 2022. Provided the substantial inflation-driven increases in operating costs that arose in 2022 and continue, it is essential that the Government increases the funding of care for the elderly to a level that adequately reflects the cost of providing this service.

The Trustees consider it prudent to hold monies in reserve in the event that unforeseen circumstances should lead to financial difficulties which might put the future of its trading as a going concern and its employment capacity, general charitable work and property in jeopardy. The Trustees believe the strength of the Balance Sheet has helped maintain the business as a going concern during this year.

THE TOWELL BUILDING TRUST LIMITED

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

Reserves

The Trustees have examined the charity's requirements for reserves in light of the main risks to the organisation and established a formal policy which stipulates that free reserves be maintained at a level which ensures that the charity's core activity could continue during a period of unforeseen difficulty. Free reserves are defined by the Trustees as unrestricted income funds freely available for use as the charity so determines and thereby excludes any funds committed, invested in tangible fixed assets held by the charity and restricted or designated funds.

The Trustees consider that the most appropriate policy for investing funds continues to be in a balanced portfolio of investments with a minimum risk mainly quoted on the London Stock Exchange that spreads the risk and provides opportunity for income and for capital growth. This portfolio is managed by an external firm of investment managers.

Risk management

The Trustees have assessed the major risks to which the Trust is exposed and are satisfied that systems are in place to mitigate exposure to the major risks, albeit the current inflationary pressure on costs remains a matter of some concern.

Plans for future periods & factors affecting the financial position in future periods

The Trustees will continue to comprehensively review the operational activity of the home. Positive steps are underway for the future to establish new links within the local community thereby lifting the charity profile and the services it has to offer.

Towell House continues to operate successfully and provides high quality accommodation and care to all residents. There remains a high demand for residential care and there is a waiting list for rooms. The building and gardens are maintained to a high standard and improvements are made when finances allow. The Trustees commenced a substantial building programme during the year. This programme will increase the number of resident rooms in the Home, increase the number of ensuite rooms and upgrade facilities for residents and staff. Recent refurbishment works have been financed from internally generated funds but bank funding will be required to complete the development plan. The Trustees are confident that this investment will prove to be self-funding within a relatively short period of years.

Planning our estate maintenance, training matrix and our staffing requirements for the future will ensure we keep abreast of the care industry standard requirements and ensure we meet organisational goals and targets.

The main factors which are likely to affect the financial performance or position going forward are:-

- the impact of the substantial annual increases in National Living Wage on all staff costs in an increasingly competitive labour market
- and the related pension costs
- the ability to recruit and retain staff
- the demand for appropriate quality residential care in the community
- the cost implications of new and onerous regulatory standards imposed in the care industry
- the impact of the current inflationary pressure on all aspects of costs of operating the home
- the continuing inadequacy of the funding provided by the Health and Social Care Trusts
- the availability of bank funding to complete the development programme in a timely manner

THE TOWELL BUILDING TRUST LIMITED

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

Structure, governance and management

The Trust is a company limited by guarantee, not having a share capital. It is registered in Northern Ireland (registration number: NI003511) and has obtained charitable status with The Charity Commission for Northern Ireland (reference number: NIC100773). It is governed by its Memorandum and Articles of Association. In the event of the company being wound up and a shortfall ensuing, the members are required to contribute an amount not exceeding fifty pence.

The Trustees, who are also the directors for the purpose of company law, and who served during the year and up to the date of signature of the financial statements were:

Mr D.G. Galbraith	
Mr S. Duffield	
Mrs L Foster	(Appointed 8 June 2023)
Mrs M. Guiler	
Mrs L. Hyndman	
Mr D. Kealey	
Mr I. Laird	
Mrs V. Lapsley	
Mr A.J. Martin	(Resigned 8 June 2023)
Mr G.R. McGowan	(Resigned 8 June 2023)
Mr J.C. Morton	(Resigned 8 June 2023)
Mr B. Robinson	
Mrs J. Whiteside	(Resigned 8 June 2023)

Under the terms of the Articles of Association one third of the Trustees are required to retire each year but may offer themselves for re-election at the Annual General Meeting.

The Trustees retiring by rotation this year are:

Mr S. Duffield
Mr D. Kealey
Mr A. Martin

Mr G.R. McGowan, Mr J.C. Morton and Mrs J. Whiteside did not seek re-election at the 2023 annual general meeting, we thank them for their dedicated service and insightful contributions to the work of the Board over many years.

All of the Trustees give their time and skills voluntarily and receive no payments for the services they provide.

The Trustees aim to ensure that the Board consists of people suitably qualified with wide experience from a variety of backgrounds so as to bring a broad skills mix to the management of the company.

The Trustees have established a Risk Register to facilitate the development of the risk management process. The Register seeks to identify all significant risks that the Home faces along with action to mitigate and manage each risk that has been identified. The Register is subject to regular review and up-dated as deemed appropriate.

The Board of Trustees, appointed by the members of the Trust, meet regularly throughout the year. The executive management, in charge of the day-to-day operations, reports to the Board on a monthly basis. Sub-committees which have been established by the Board to deal with specific issues, meet as required and report to the Board accordingly.

THE TOWELL BUILDING TRUST LIMITED

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

The Trustees, at the board meetings, make all the major decisions, including strategic decisions, regarding all aspects of the operation of the Trust. This includes the approval of the budget annually, all significant expenditure of a capital nature, the level of fees charged to privately funded residents and any additional or supplementary fees that have to be charged to Trust funded residents. Decisions regarding the day to day running of the Trust are made by the Chief Executive Officer and the Senior Management Team who meet regularly in order to ensure the efficient management of the operations.

Mrs Jill Brooker is the member of the Senior Management Team to whom the Charity Trustees delegate day to day management.

Most new Trustees have some knowledge of the work carried on by Towell House before they join the Board. A "Cooks Tour" of the organisation is available along with meetings with the Chief Executive Officer and the Home Manager for potential new directors/trustees.

The Trust retains the services of a Human Resources Advisor who provides information on pay levels for the Senior Management Team as and when required.

The company has no relationships with third parties that would be considered to be related undertakings.

The Towell Building Trust holds total unrestricted reserves of £1,836,238.

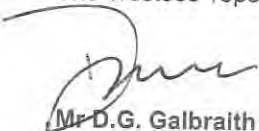
Auditor

The auditor, Moore (N.I.) LLP, is deemed to be reappointed under section 487(2) of the Companies Act 2006.

Disclosure of information to auditor

Each of the Trustees has confirmed that there is no information of which they are aware which is relevant to the audit, but of which the auditor is unaware. They have further confirmed that they have taken appropriate steps to identify such relevant information and to establish that the auditor is aware of such information.

The Trustees' report was approved by the Board of Trustees.



Mr D.G. Galbraith

Dated: 7 May 2024

THE TOWELL BUILDING TRUST LIMITED

STATEMENT OF TRUSTEES' RESPONSIBILITIES

FOR THE YEAR ENDED 31 DECEMBER 2023

The Trustees, who are also the directors of The Towell Building Trust Limited for the purpose of company law, are responsible for preparing the Trustees' Report and the accounts in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company Law requires the Trustees to prepare accounts for each financial year which give a true and fair view of the state of affairs of the Trust and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that year.

In preparing these accounts, 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; and
- prepare the accounts on the going concern basis unless it is inappropriate to presume that the Trust will continue in operation.

The Trustees are responsible for keeping adequate accounting records that disclose with reasonable accuracy at any time the financial position of the Trust and enable them to ensure that the accounts comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the Trust and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

THE TOWELL BUILDING TRUST LIMITED

INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF THE TOWELL BUILDING TRUST LIMITED

Opinion

We have audited the financial statements of The Towell Building Trust Limited (the 'Trust') for the year ended 31 December 2023 which comprise the statement of financial activities, the balance sheet, the statement of cash flows and notes to the financial statements, including 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 2023 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the financial statements* section of our report. We are independent of the 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

In auditing the financial statements, we have concluded that the Trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the Trust's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

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

Other information

The other information comprises the information included in the annual report other than the financial statements and our auditor's report thereon. The Trustees are responsible for the other information contained within the annual report. 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. 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 course of 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 this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

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

- the information given in the Trustees' report for the financial year for which the financial statements are prepared, which includes the directors' report prepared for the purposes of company law, is consistent with the financial statements; and
- the directors' report included within the Trustees' report has been prepared in accordance with applicable legal requirements.

THE TOWELL BUILDING TRUST LIMITED

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE MEMBERS OF THE TOWELL BUILDING TRUST LIMITED

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the Trust and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report included within the Trustees' report.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the Trustees were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemptions in preparing the Trustees' report and from the requirement to prepare a strategic report.

Responsibilities of Trustees

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

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

The extent to which our procedures are capable of detecting irregularities, including fraud, is detailed below.

Explanation as to what extent the audit was considered capable of detecting irregularities, including fraud

The objectives of our audit in respect of fraud, are; to identify and assess the risks of material misstatement of the financial statements due to fraud; to obtain sufficient appropriate audit evidence regarding the assessed risks of material misstatement due to fraud, through designing and implementing appropriate responses to those assessed risks; and to respond appropriately to instances of fraud or suspected fraud identified during the audit. However, the primary responsibility for the prevention and detection of fraud rests with both management and those charged with governance of the charitable company.

THE TOWELL BUILDING TRUST LIMITED

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE MEMBERS OF THE TOWELL BUILDING TRUST LIMITED

Our approach was as follows:

- We obtained an understanding of the legal and regulatory requirements applicable to the charitable company and considered that the most significant are the Companies Act 2006, the Charities Act (NI) 2013, the Charity SORP, UK financial reporting standards as issued by the Financial Reporting Council, the Health and Personal Social Services (Quality, Improvement and Regulation) (Northern Ireland) Order 2003, and the Safeguarding Vulnerable Groups (Northern Ireland) Order 2007.
- We obtained an understanding of how the charitable company complies with these requirements by discussions with management and those charged with governance.
- We assessed the risk of material misstatement of the financial statements, including the risk of material misstatement due to fraud and how it might occur, by holding discussions with management and those charged with governance.
- We inquired of management and those charged with governance as to any known instances of non-compliance or suspected non-compliance with laws and regulations.
- Based on this understanding, we designed specific appropriate audit procedures to identify instances of non-compliance with laws and regulations. This included making enquiries of management and those charged with governance and obtaining additional corroborative evidence as required.

As part of an audit in accordance with ISAs (UK) we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purposes of expressing an opinion on the effectiveness of the charitable company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the trustees.
- Conclude on the appropriateness of the trustees' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the charitable company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the charitable company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

A further description of our responsibilities is available on the Financial Reporting Council's website at: <https://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.

THE TOWELL BUILDING TRUST LIMITED

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE MEMBERS OF THE TOWELL BUILDING TRUST LIMITED

Use of our report

This report is made solely to the company's members, as a body, in accordance with section 391 of the Companies Act 2014. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.



Dr R I Peters Gallagher OBE FCA (Senior Statutory Auditor)
for and on behalf of Moore (N.I.) LLP

7 May 2024

Chartered Accountants
Statutory Auditor

4th Floor Donegall House
7 Donegall Square North
Belfast
BT1 5GB

THE TOWELL BUILDING TRUST LIMITED

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 DECEMBER 2023

	Notes	Unrestricted funds 2023 £	Restricted funds 2023 £	Total 2023 £	Total 2022 £
Income from:					
Donations, legacies and government support grants	3	86,761	-	86,761	180,059
Charitable activities	4	3,424,207	-	3,424,207	3,200,760
Other trading activities	5	12,621	-	12,621	11,272
Investments	6	18,862	4,964	23,826	19,242
Total income		3,542,451	4,964	3,547,415	3,411,333
Charitable activities	7	3,439,662	4,964	3,444,626	3,380,908
Net gains/(losses) on investments	12	3,309	3,984	7,293	(18,046)
Net income		106,098	3,984	110,082	12,379
Net movement in funds	8	106,098	3,984	110,082	12,379
Reconciliation of funds:					
Fund balances at 1 January 2023		1,730,140	117,019	1,847,159	1,834,780
Fund balances at 31 December 2023		1,836,238	121,003	1,957,241	1,847,159

The statement of financial activities includes all gains and losses recognised in the year. All income and expenditure derive from continuing activities.

THE TOWELL BUILDING TRUST LIMITED

BALANCE SHEET

AS AT 31 DECEMBER 2023

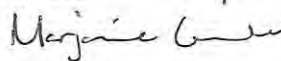
		2023		2022	
	Notes	£	£	£	£
Fixed assets					
Tangible assets	13		1,615,268		1,545,679
Investments	14		415,562		415,252
			<u>2,030,830</u>		<u>1,960,931</u>
Current assets					
Debtors	15	75,903		63,802	
Cash at bank and in hand		301,512		292,616	
		<u>377,415</u>		<u>356,418</u>	
Creditors: amounts falling due within one year	18	(451,004)		(395,448)	
Net current liabilities			<u>(73,589)</u>		<u>(39,030)</u>
Total assets less current liabilities			<u>1,957,241</u>		<u>1,921,901</u>
Creditors: amounts falling due after more than one year	19		-		(74,742)
Net assets			<u><u>1,957,241</u></u>		<u><u>1,847,159</u></u>
Income funds					
Restricted funds	21	121,003		117,019	
Unrestricted funds - general		1,836,238		1,730,140	
		<u>1,957,241</u>		<u>1,847,159</u>	

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

The accounts were approved by the Trustees on 7 May 2024



Mr D.G. Galbraith
Trustee



Mrs M. Guiler
Trustee

Company Registration No. NI003511

THE TOWELL BUILDING TRUST LIMITED

STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED 31 DECEMBER 2023

	Notes	2023 £	£	2022 £	£
Cash flows from operating activities					
Cash generated from operations	28		234,033		114,898
Investing activities					
Purchase of tangible fixed assets		(184,769)		(54,063)	
Purchase of investments		(14,565)		(12,010)	
Proceeds from disposal of investments		21,548		20,544	
Investment income received		23,826		19,242	
Net cash used in investing activities			(153,960)		(26,287)
Financing activities					
Repayment of bank loans		(71,418)		(68,406)	
Net cash used in financing activities			(71,418)		(68,406)
Net increase in cash and cash equivalents			8,655		20,205
<i>Cash and cash equivalents at beginning of year</i>			289,509		269,304
Cash and cash equivalents at end of year			298,164		289,509
Relating to:					
Cash at bank and in hand			301,512		292,616
Bank overdrafts included in creditors payable within one year			(3,348)		(3,107)

THE TOWELL BUILDING TRUST LIMITED

STATEMENT OF CASH FLOWS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

1 Critical accounting estimates and judgements

In the application of Towell Building Trust Limited's ("The Trust's") accounting policies, the Trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

2 Accounting policies

Charity information

The Towell Building Trust Limited is a private company limited by guarantee incorporated in Northern Ireland. The registered office is 4th Floor Donegall House, 7 Donegall Square North, Belfast, BT1 5GB.

2.1 Accounting convention

The accounts have been prepared in accordance with the Trust's Memorandum and Articles of Association, 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 (FRS 102)" (as amended for accounting periods commencing from 1 January 2016). The Trust is a Public Benefit Entity as defined by FRS 102.

The financial statements are prepared in sterling, which is the functional currency of the Trust. Monetary amounts in these financial statements are rounded to the nearest £.

2.2 Going concern

At the time of approving the financial statements, the Trustees have a reasonable expectation that the Trust 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.

2.3 Charitable funds

Unrestricted funds are available for use at the discretion of the Trustees in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors or grantors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

Endowment funds are subject to specific conditions by donors that the capital must be maintained by the Trust.

2.4 Incoming resources

Income is recognised when the Trust is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the Trust has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Legacies are recognised on receipt.

THE TOWELL BUILDING TRUST LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2023

2 Accounting policies

(Continued)

2.5 Resources expended

Expenditure is recognised on an accruals basis as a liability is incurred. Funding provided through contractual agreements and performance related grants is recognised as goods or services are supplied. Other grant payments are recognised when a constructive obligation arises that results in the payment being unavoidable.

Costs of generating funds are those costs incurred in attracting voluntary income, and those incurred in trading activities that raise funds.

Governance costs include those incurred in the governance of its assets and are primarily associated with constitutional and statutory requirements.

2.6 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Freehold land and buildings	2% straight line
Fixtures and fittings	15% straight line
Sensory garden capital	20% straight line

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

2.7 Fixed asset investments

Fixed asset investments are initially measured at transaction price excluding transaction costs, and are subsequently measured at fair value at each reporting date, taken as the quoted market price on the stock market. Transaction costs are expensed as incurred. Changes in fair value are recognised in other recognised gains and losses except to the extent that a gain reverses a loss previously recognised in net income expenditure, or a loss exceeds the accumulated gains recognised in equity; such gains and loss are recognised in net income/(expenditure) for the year.

2.8 Impairment of fixed assets

At each reporting end date, the Trust reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

2.9 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

2.10 Financial instruments

The Trust has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the Trust's balance sheet when the Trust becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

THE TOWELL BUILDING TRUST LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

2 Accounting policies

(Continued)

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Basic financial liabilities

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the Trust's contractual obligations expire or are discharged or cancelled.

2.11 Employee benefits

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the Trust is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

2.12 Retirement benefits

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

3 Donations, legacies & government support grants

	Unrestricted funds general 2023 £	Unrestricted funds general 2022 £
Donations	317	77
Legacies	-	-
Government support grants	86,444	179,982
	<u>86,761</u>	<u>180,059</u>

THE TOWELL BUILDING TRUST LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2023

4 Income from charitable activities

	Unrestricted funds 2023 £	Unrestricted funds 2022 £
Income from care services	3,424,207	3,200,760

5 Other trading activities

	Unrestricted funds general 2023 £	Unrestricted funds general 2022 £
Other trading activities	12,621	11,272

6 Investments/income

	Unrestricted funds general £	Restricted funds £	Total 2023 £	Total 2022 £
Dividend income	13,417	4,964	18,381	18,323
Bank interest receivable	5,445	-	5,445	919
	<u>18,862</u>	<u>4,964</u>	<u>23,826</u>	<u>19,242</u>
For the year ended 31 December 2022	<u>14,646</u>	<u>4,596</u>		<u>19,242</u>

THE TOWELL BUILDING TRUST LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

7 Charitable activities

	Provision of charitable services	Support costs	Total 2023	Total 2022
	£	£	£	£
Staff costs	1,737,731	728,340	2,466,071	2,438,178
Depreciation and impairment	115,180	-	115,180	126,883
Other direct costs	316,340	-	316,340	249,426
Other overheads	533,988	-	533,988	549,293
Auditors remuneration	5,850	-	5,850	6,400
Bank interest and charges	7,197	-	7,197	10,728
	<u>2,716,286</u>	<u>728,340</u>	<u>3,444,626</u>	<u>3,380,908</u>
	<u>2,716,286</u>	<u>728,340</u>	<u>3,444,626</u>	<u>3,380,908</u>

8 Net movement in funds

	2023	2022
	£	£
Net movement in funds is stated after charging/(crediting)		
Fees payable for the audit of the charity's financial statements	5,850	6,400
Depreciation of owned tangible fixed assets	<u>115,180</u>	<u>126,883</u>

9 Trustees

None of the Trustees (or any persons connected with them) received any remuneration or benefits from the Trust during the year. (2022 - none.)

THE TOWELL BUILDING TRUST LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

10 Analysis of staff costs, Trustee remuneration and expenses and cost of key management and personnel

Number of employees

The average monthly number of employees during the year was:

	2023 Number	2022 Number
Management and supervisory	6	7
Operational staff	93	93
	<u>99</u>	<u>100</u>

Employment costs

	2023 £	2022 £
Wages and salaries	2,140,821	2,120,271
Social security costs	184,783	186,137
Other pension costs	135,503	91,402
Other staff benefits	-	35,772
	<u>2,461,107</u>	<u>2,433,582</u>

The total remuneration of the senior management team was £364,023 (2021 - £347,884).

The number of employees whose annual remuneration was £60,000 or more were:

	2023 Number	2022 Number
70,001 to 75,000	<u>1</u>	<u>1</u>

11 Taxation

The charity is exempt from taxation on its activities because all its income is applied for charitable purposes.

THE TOWELL BUILDING TRUST LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

12 Net gains/(losses) on investments

	Unrestricted funds general £	Restricted funds £	Total 2023 £	Total 2022 £
Revaluation of investments	4,518	3,984	8,502	(14,707)
Loss on sale of investments	(1,209)	-	(1,209)	(3,339)
	<u>3,309</u>	<u>3,984</u>	<u>7,293</u>	<u>(18,046)</u>
For the year ended 31 December 2022	<u>(17,775)</u>	<u>(271)</u>		<u>(18,046)</u>

13 Tangible fixed assets

	Freehold land and buildings £	Fixtures and fittings £	Sensory Garden Capital £	Total £
Cost				
At 1 January 2023	2,218,491	1,760,030	57,307	4,035,828
Additions	150,831	33,938	-	184,769
At 31 December 2023	<u>2,369,322</u>	<u>1,793,968</u>	<u>57,307</u>	<u>4,220,597</u>
Depreciation and impairment				
At 1 January 2023	808,012	1,624,830	57,307	2,490,149
Depreciation charged in the year	46,386	68,794	-	115,180
At 31 December 2023	<u>854,398</u>	<u>1,693,624</u>	<u>57,307</u>	<u>2,605,329</u>
Carrying amount				
At 31 December 2023	<u>1,514,924</u>	<u>100,344</u>	<u>-</u>	<u>1,615,268</u>
At 31 December 2022	<u>1,410,479</u>	<u>135,200</u>	<u>-</u>	<u>1,545,679</u>

THE TOWELL BUILDING TRUST LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2023

14 Fixed asset investments

	<i>Unrestricted listed investments</i>	<i>Restricted listed investments</i>	<i>Total</i>
	£		£
Cost or valuation			
At 1 January 2023	297,442	117,810	415,252
Additions	14,565	-	14,565
Valuation changes	4,519	3,983	8,502
Disposals	(22,757)	-	(22,757)
	<u>293,769</u>	<u>121,793</u>	<u>415,562</u>
At 31 December 2023	<u>293,769</u>	<u>121,793</u>	<u>415,562</u>
Carrying amount			
At 31 December 2023	<u>293,769</u>	<u>121,793</u>	<u>415,562</u>
At 31 December 2022	<u>297,442</u>	<u>117,810</u>	<u>415,252</u>

The investments held are all United Kingdom listed investments. The following represent holdings of greater than 5% of the total portfolio value,

Fund name	% Held
M&G Securities Ltd	11.78
City of London Investment Trust	8.53
	<u> </u>

Fixed asset investments revalued

The investments are held on the balance sheet at market value. The historical cost of the portfolio is £288,404 (2022: £299,181).

15 Debtors

	2023	2022
	£	£
Amounts falling due within one year:		
Trade debtors	10,835	20,152
Other debtors	19,309	12,029
Prepayments and accrued income	45,759	31,621
	<u>75,903</u>	<u>63,802</u>
	<u>75,903</u>	<u>63,802</u>

THE TOWELL BUILDING TRUST LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

16	Financial instruments		2023	2022
			£	£
	Carrying amount of financial assets			
	Debt instruments measured at amortised cost		30,144	32,181
	Instruments measured at fair value through profit or loss		415,562	415,252
			<u> </u>	<u> </u>
	Carrying amount of financial liabilities			
	Measured at amortised cost		398,550	422,301
			<u> </u>	<u> </u>
17	Loans and overdrafts		2023	2022
			£	£
	Bank overdrafts		3,348	3,107
	Bank loans		74,526	145,944
			<u> </u>	<u> </u>
			77,874	149,051
			<u> </u>	<u> </u>
	Payable within one year		77,874	74,309
	Payable after one year		-	74,742
			<u> </u>	<u> </u>
18	Creditors: amounts falling due within one year		2023	2022
			£	£
		Notes		
	Bank loans and overdrafts	17	77,874	74,309
	Other taxation and social security		52,454	47,889
	Trade creditors		159,359	80,599
	Other creditors		8,566	4,538
	Accruals and deferred income		152,751	188,113
			<u> </u>	<u> </u>
			451,004	395,448
			<u> </u>	<u> </u>
19	Creditors: amounts falling due after more than one year		2023	2022
			£	£
		Notes		
	Bank loans	17	-	74,742
			<u> </u>	<u> </u>
20	Retirement benefit schemes			
	Defined contribution schemes			
	The Trust operates a defined contribution pension scheme for all qualifying employees. The assets of the scheme are held separately from those of the Trust in an independently administered fund.			
	The charge to profit or loss in respect of defined contribution schemes was £135,503 (2022 - £91,402).			

THE TOWELL BUILDING TRUST LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2023

21 Restricted funds

The restricted funds of the charity comprise the unexpended balances of donations and grants held on trust subject to specific conditions by donors as to how they may be used.

	At 1 January 2023	Incoming resources	Resources expended	Transfers	Gains and losses	At 31 December 2023
	£	£	£	£	£	£
	117,019	4,964	(4,964)	-	3,984	121,003
Previous year:	At 1 January 2022	Incoming resources	Resources expended	Transfers	Gains and losses	At 31 December 2022
	£	£	£	£	£	£
	121,584	4,596	(4,596)	(4,294)	(271)	117,019

22 Unrestricted funds

The unrestricted funds of the charity comprise the unexpended balances of donations and grants which are not subject to specific conditions by donors and grantors as to how they may be used. These include designated funds which have been set aside out of unrestricted funds by the trustees for specific purposes.

	At 1 January 2023	Incoming resources	Resources expended	Transfers	Gains and losses	At 31 December 2023
	£	£	£	£	£	£
General funds	1,730,140	3,542,451	(3,439,662)	-	3,309	1,836,238
Previous year:	At 1 January 2022	Incoming resources	Resources expended	Transfers	Gains and losses	At 31 December 2022
	£	£	£	£	£	£
General funds	1,713,196	3,406,737	(3,376,312)	4,294	(17,775)	1,730,140

23 Funds

The General reserve is an unrestricted fund and incorporates revaluations of investments.

The restricted fund is composed of the McKennan Bequest as well as the net book value of the Sensory Garden, the construction of which was supported by Belfast City Council. McKennan Bequest income is to be distributed annually between the members of staff of Towell House.

THE TOWELL BUILDING TRUST LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

24 Analysis of net assets between funds

	Unrestricted 2023 £	Restricted 2023 £	Total 2023 £	Total 2022 £
Fund balances at 31 December 2023 are represented by:				
Tangible assets	1,615,268	-	1,615,268	1,545,679
Investments	293,769	121,793	415,562	415,252
Current assets/(liabilities)	(72,799)	(790)	(73,589)	(39,030)
Long term liabilities	-	-	-	(74,742)
	<u>1,836,238</u>	<u>121,003</u>	<u>1,957,241</u>	<u>1,847,159</u>

25 Related party transactions

There were no disclosable related party transactions during the year (2022 - none).

26 Analysis of changes in net funds

	At 1 January 2023 £	Cash flows £	At 31 December 2023 £
Cash at bank and in hand	292,616	8,896	301,512
Bank overdrafts	(3,107)	(241)	(3,348)
	<u>289,509</u>	<u>8,655</u>	<u>298,164</u>
Loans falling due within one year	(71,202)	(3,324)	(74,526)
Loans falling due after more than one year	(74,742)	74,742	-
	<u>143,565</u>	<u>80,073</u>	<u>223,638</u>

27 Auditors' Ethical Standards

In common with many businesses of our size and nature we use our auditors to assist with the compilation of the statutory financial statements.

THE TOWELL BUILDING TRUST LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

28 Cash generated from operations	2023 £	2022 £
Surplus for the year	110,082	12,379
Adjustments for:		
Investment income recognised in statement of financial activities	(23,826)	(19,242)
Loss on disposal of investments	1,209	3,339
Fair value gains and losses on investments	(8,502)	14,707
Depreciation and impairment of tangible fixed assets	115,180	126,883
Movements in working capital:		
(Increase)/decrease in debtors	(12,101)	6,903
Increase in creditors	51,991	(30,071)
Cash generated from operations	234,033	114,898

The Towell Building Trust Ltd

Northern Ireland - Charity number 100773

Annual report

Charity Registration No. NIC100773

Company Registration No. NI003511 (Northern Ireland)

THE TOWELL BUILDING TRUST LIMITED
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2023

THE TOWELL BUILDING TRUST LIMITED

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THE TOWELL BUILDING TRUST LIMITED

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	Mr D.G. Galbraith Mr S. Duffield Mrs L Foster Mrs M. Guiler Mrs L. Hyndman Mr D. Kealey Mr I. Laird Mrs V. Lapsley Mr A.J. Martin Mr B. Robinson	(Appointed 8 June 2023)
Secretary	Mrs J. Brooker	
Charity number	NIC100773	
Company number	NI003511	
Principal address	Towell House 57 Kings Road Knock Co Antrim BT5 7BS	
Registered office	4th Floor Donegall House 7 Donegall Square North Belfast BT1 5GB	
Auditor	Moore (N.I.) LLP 4th Floor Donegall House 7 Donegall Square North Belfast BT1 5GB	
Bankers	Danske Bank Donegall Square West Belfast BT1 6JS	
Solicitors	Crawford Lockhart Black Linenhall House 13 Linenhall Street Belfast BT2 8AA	

THE TOWELL BUILDING TRUST LIMITED

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT)

FOR THE YEAR ENDED 31 DECEMBER 2023

The Trustees present their report and accounts for the year ended 31 December 2023, which are also prepared to meet the requirements for a directors' report and accounts for Companies Act purposes.

The accounts have been prepared in accordance with the accounting policies set out in note 2 to the accounts and comply with the Trust's Memorandum and Article of Association, 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 (FRS 102) (effective 1 January 2015)"

Objectives and activities

The Trust's objects are set out in the Memorandum and Articles of Association and may be summarised as :

- to provide accommodation for older people and people with physical disabilities irrespective of their financial means;
- to care for residents of such accommodation including the provision of medical care and social activities appropriate to their needs and consistent with their wellbeing and circumstances;
- to provide alternative care to older people and people with physical disabilities irrespective of their financial means.

Our aim is to meet the needs of our residents for safe accommodation with good quality catering, appropriate activities and care in a manner that reflects their rights and is consistent with our obligations to them, their families and friends.

Ensuring our work delivers our aims

The policies adopted in furtherance of these objects are that we keep our aim and objectives under continuous review to ensure that we meet the needs of our residents and there has been no change in these during the year. In addition the Trustees carry out monthly telephone reviews with a selection of relatives on the operation of the home. The Trustees also carry out monthly inspections of the home which, inter alia, include reviews with a selection of residents and staff. These reviews are designed to ensure that any issues that residents, their relatives or the staff have may be identified, considered and addressed. Additionally, a series of internal audits are carried out each month. The outcome of all the reviews is documented and reported to the Board each month. The home is also subject to regular inspection by the Regulation and Quality Improvement Authority.

Our main objectives for the year continued to be the provision of quality accommodation, care and activities for both our permanent and respite residents. The strategies that we used to meet our objectives included:

- providing safe accommodation for our residents
- focusing on the provision of quality catering
- focusing on providing a wide range of activities and entertainment

The Trustees have paid due regard to guidance issued by the Charity Commission in deciding the activities the Trust should undertake.

Information on matters of potential concern to staff is given through meetings, information bulletins and reports which seek to achieve a common awareness on the part of all the staff of the operation of all aspects of the home including economic factors that may impact these operations.

Applications for employment by disabled persons are always fully considered, bearing in mind the aptitudes of the applicant concerned. In the event of members of staff becoming disabled, every effort is made to ensure that their employment within the Trust continues and that the appropriate training is arranged. It is the policy of the Trust that the training, career development and promotion of disabled persons should, as far as possible, be identical to that of other employees.

THE TOWELL BUILDING TRUST LIMITED

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2023

How our activities deliver public benefit

Public benefit from our services is directed at the frail and elderly population aged over 65 years or physically disabled population aged under 65 years, irrespective of their means. Direct benefits are derived from a number of our services:

- Provision of accommodation;
- Assessing need and providing care appropriate to these assessed needs;
- Providing an all inclusive facility with a range of activities appropriate to the individual to prevent feelings of boredom and social isolation;
- Providing an environment that promotes improved physical and mental health and well being;
- Providing respite care to the frail and elderly population aged over 65 years or physically disabled population aged under 65 years, enabling carers to have a break. This provides additional support to carers, assisting them in continuing their caring role at home with their service user; and
- Providing step-down care to hospitalised patients who are either frail and elderly and aged 65 years and above or physically disabled and aged under 65 years. We assist with the recovery and rehabilitation as a stepping stone to returning to their own homes.

Achievements and performance

Demand for the type of care we offer has remained high with average occupancy of 97% (2022 - 97%). There is still a waiting list for rooms. The building and gardens are maintained to a high standard and improvements are made when finances allow. The Trustees commenced a substantial building programme during the year.

Financial review

The Trustees believe it is very important that the Trust is financially secure and that the financial performance is reviewed regularly. A budget is prepared annually and is discussed and agreed by the board. In the course of the discussion the directors consider issues that are likely to impact on the current year and known issues that will arise in the future. The key issues that have been identified are the adequacy of the level of funding paid by the Health & Social Care Trusts and the cost implications of retaining and recruiting staff in a competitive labour market.

The financial performance is reviewed at each board meeting. A report detailing the performance for the previous month and the year to date relative to the budget, together with commentary there-on, is circulated in advance of each meeting.

The Trust's investments are managed on a discretionary basis by Investment Managers who submit a report on the performance of the investments on a quarterly basis. This is reviewed by the Chief Executive Officer and the Finance Director and is available to all the Trustees. Meetings are held with the Investment Managers to review the performance of the investments as required.

The Trust recorded a satisfactory financial outcome for the year. The operating surplus for the year was £102,789 as compared with £30,425 for 2022. Provided the substantial inflation-driven increases in operating costs that arose in 2022 and continue, it is essential that the Government increases the funding of care for the elderly to a level that adequately reflects the cost of providing this service.

The Trustees consider it prudent to hold monies in reserve in the event that unforeseen circumstances should lead to financial difficulties which might put the future of its trading as a going concern and its employment capacity, general charitable work and property in jeopardy. The Trustees believe the strength of the Balance Sheet has helped maintain the business as a going concern during this year.

THE TOWELL BUILDING TRUST LIMITED

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

Reserves

The Trustees have examined the charity's requirements for reserves in light of the main risks to the organisation and established a formal policy which stipulates that free reserves be maintained at a level which ensures that the charity's core activity could continue during a period of unforeseen difficulty. Free reserves are defined by the Trustees as unrestricted income funds freely available for use as the charity so determines and thereby excludes any funds committed, invested in tangible fixed assets held by the charity and restricted or designated funds.

The Trustees consider that the most appropriate policy for investing funds continues to be in a balanced portfolio of investments with a minimum risk mainly quoted on the London Stock Exchange that spreads the risk and provides opportunity for income and for capital growth. This portfolio is managed by an external firm of investment managers.

Risk management

The Trustees have assessed the major risks to which the Trust is exposed and are satisfied that systems are in place to mitigate exposure to the major risks, albeit the current inflationary pressure on costs remains a matter of some concern.

Plans for future periods & factors affecting the financial position in future periods

The Trustees will continue to comprehensively review the operational activity of the home. Positive steps are underway for the future to establish new links within the local community thereby lifting the charity profile and the services it has to offer.

Towell House continues to operate successfully and provides high quality accommodation and care to all residents. There remains a high demand for residential care and there is a waiting list for rooms. The building and gardens are maintained to a high standard and improvements are made when finances allow. The Trustees commenced a substantial building programme during the year. This programme will increase the number of resident rooms in the Home, increase the number of ensuite rooms and upgrade facilities for residents and staff. Recent refurbishment works have been financed from internally generated funds but bank funding will be required to complete the development plan. The Trustees are confident that this investment will prove to be self-funding within a relatively short period of years.

Planning our estate maintenance, training matrix and our staffing requirements for the future will ensure we keep abreast of the care industry standard requirements and ensure we meet organisational goals and targets.

The main factors which are likely to affect the financial performance or position going forward are:-

- the impact of the substantial annual increases in National Living Wage on all staff costs in an increasingly competitive labour market
- and the related pension costs
- the ability to recruit and retain staff
- the demand for appropriate quality residential care in the community
- the cost implications of new and onerous regulatory standards imposed in the care industry
- the impact of the current inflationary pressure on all aspects of costs of operating the home
- the continuing inadequacy of the funding provided by the Health and Social Care Trusts
- the availability of bank funding to complete the development programme in a timely manner

THE TOWELL BUILDING TRUST LIMITED

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

Structure, governance and management

The Trust is a company limited by guarantee, not having a share capital. It is registered in Northern Ireland (registration number: NI003511) and has obtained charitable status with The Charity Commission for Northern Ireland (reference number: NIC100773). It is governed by its Memorandum and Articles of Association. In the event of the company being wound up and a shortfall ensuing, the members are required to contribute an amount not exceeding fifty pence.

The Trustees, who are also the directors for the purpose of company law, and who served during the year and up to the date of signature of the financial statements were:

Mr D.G. Galbraith	
Mr S. Duffield	
Mrs L Foster	(Appointed 8 June 2023)
Mrs M. Guiler	
Mrs L. Hyndman	
Mr D. Kealey	
Mr I. Laird	
Mrs V. Lapsley	
Mr A.J. Martin	(Resigned 8 June 2023)
Mr G.R. McGowan	(Resigned 8 June 2023)
Mr J.C. Morton	(Resigned 8 June 2023)
Mr B. Robinson	
Mrs J. Whiteside	(Resigned 8 June 2023)

Under the terms of the Articles of Association one third of the Trustees are required to retire each year but may offer themselves for re-election at the Annual General Meeting.

The Trustees retiring by rotation this year are:

Mr S. Duffield
Mr D. Kealey
Mr A. Martin

Mr G.R. McGowan, Mr J.C. Morton and Mrs J. Whiteside did not seek re-election at the 2023 annual general meeting, we thank them for their dedicated service and insightful contributions to the work of the Board over many years.

All of the Trustees give their time and skills voluntarily and receive no payments for the services they provide.

The Trustees aim to ensure that the Board consists of people suitably qualified with wide experience from a variety of backgrounds so as to bring a broad skills mix to the management of the company.

The Trustees have established a Risk Register to facilitate the development of the risk management process. The Register seeks to identify all significant risks that the Home faces along with action to mitigate and manage each risk that has been identified. The Register is subject to regular review and up-dated as deemed appropriate.

The Board of Trustees, appointed by the members of the Trust, meet regularly throughout the year. The executive management, in charge of the day-to-day operations, reports to the Board on a monthly basis. Sub-committees which have been established by the Board to deal with specific issues, meet as required and report to the Board accordingly.

THE TOWELL BUILDING TRUST LIMITED

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

The Trustees, at the board meetings, make all the major decisions, including strategic decisions, regarding all aspects of the operation of the Trust. This includes the approval of the budget annually, all significant expenditure of a capital nature, the level of fees charged to privately funded residents and any additional or supplementary fees that have to be charged to Trust funded residents. Decisions regarding the day to day running of the Trust are made by the Chief Executive Officer and the Senior Management Team who meet regularly in order to ensure the efficient management of the operations.

Mrs Jill Brooker is the member of the Senior Management Team to whom the Charity Trustees delegate day to day management.

Most new Trustees have some knowledge of the work carried on by Towell House before they join the Board. A "Cooks Tour" of the organisation is available along with meetings with the Chief Executive Officer and the Home Manager for potential new directors/trustees.

The Trust retains the services of a Human Resources Advisor who provides information on pay levels for the Senior Management Team as and when required.

The company has no relationships with third parties that would be considered to be related undertakings.

The Towell Building Trust holds total unrestricted reserves of £1,836,238.

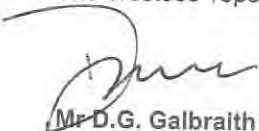
Auditor

The auditor, Moore (N.I.) LLP, is deemed to be reappointed under section 487(2) of the Companies Act 2006.

Disclosure of information to auditor

Each of the Trustees has confirmed that there is no information of which they are aware which is relevant to the audit, but of which the auditor is unaware. They have further confirmed that they have taken appropriate steps to identify such relevant information and to establish that the auditor is aware of such information.

The Trustees' report was approved by the Board of Trustees.



Mr D.G. Galbraith

Dated: 7 May 2024

THE TOWELL BUILDING TRUST LIMITED

STATEMENT OF TRUSTEES' RESPONSIBILITIES

FOR THE YEAR ENDED 31 DECEMBER 2023

The Trustees, who are also the directors of The Towell Building Trust Limited for the purpose of company law, are responsible for preparing the Trustees' Report and the accounts in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company Law requires the Trustees to prepare accounts for each financial year which give a true and fair view of the state of affairs of the Trust and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that year.

In preparing these accounts, 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; and
- prepare the accounts on the going concern basis unless it is inappropriate to presume that the Trust will continue in operation.

The Trustees are responsible for keeping adequate accounting records that disclose with reasonable accuracy at any time the financial position of the Trust and enable them to ensure that the accounts comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the Trust and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

THE TOWELL BUILDING TRUST LIMITED

INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF THE TOWELL BUILDING TRUST LIMITED

Opinion

We have audited the financial statements of The Towell Building Trust Limited (the 'Trust') for the year ended 31 December 2023 which comprise the statement of financial activities, the balance sheet, the statement of cash flows and notes to the financial statements, including 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 2023 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the financial statements* section of our report. We are independent of the 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

In auditing the financial statements, we have concluded that the Trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the Trust's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

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

Other information

The other information comprises the information included in the annual report other than the financial statements and our auditor's report thereon. The Trustees are responsible for the other information contained within the annual report. 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. 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 course of 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 this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

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

- the information given in the Trustees' report for the financial year for which the financial statements are prepared, which includes the directors' report prepared for the purposes of company law, is consistent with the financial statements; and
- the directors' report included within the Trustees' report has been prepared in accordance with applicable legal requirements.

THE TOWELL BUILDING TRUST LIMITED

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE MEMBERS OF THE TOWELL BUILDING TRUST LIMITED

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the Trust and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report included within the Trustees' report.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the Trustees were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemptions in preparing the Trustees' report and from the requirement to prepare a strategic report.

Responsibilities of Trustees

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

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

The extent to which our procedures are capable of detecting irregularities, including fraud, is detailed below.

Explanation as to what extent the audit was considered capable of detecting irregularities, including fraud

The objectives of our audit in respect of fraud, are; to identify and assess the risks of material misstatement of the financial statements due to fraud; to obtain sufficient appropriate audit evidence regarding the assessed risks of material misstatement due to fraud, through designing and implementing appropriate responses to those assessed risks; and to respond appropriately to instances of fraud or suspected fraud identified during the audit. However, the primary responsibility for the prevention and detection of fraud rests with both management and those charged with governance of the charitable company.

THE TOWELL BUILDING TRUST LIMITED

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE MEMBERS OF THE TOWELL BUILDING TRUST LIMITED

Our approach was as follows:

- We obtained an understanding of the legal and regulatory requirements applicable to the charitable company and considered that the most significant are the Companies Act 2006, the Charities Act (NI) 2013, the Charity SORP, UK financial reporting standards as issued by the Financial Reporting Council, the Health and Personal Social Services (Quality, Improvement and Regulation) (Northern Ireland) Order 2003, and the Safeguarding Vulnerable Groups (Northern Ireland) Order 2007.
- We obtained an understanding of how the charitable company complies with these requirements by discussions with management and those charged with governance.
- We assessed the risk of material misstatement of the financial statements, including the risk of material misstatement due to fraud and how it might occur, by holding discussions with management and those charged with governance.
- We inquired of management and those charged with governance as to any known instances of non-compliance or suspected non-compliance with laws and regulations.
- Based on this understanding, we designed specific appropriate audit procedures to identify instances of non-compliance with laws and regulations. This included making enquiries of management and those charged with governance and obtaining additional corroborative evidence as required.

As part of an audit in accordance with ISAs (UK) we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purposes of expressing an opinion on the effectiveness of the charitable company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the trustees.
- Conclude on the appropriateness of the trustees' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the charitable company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the charitable company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

A further description of our responsibilities is available on the Financial Reporting Council's website at: <https://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.

THE TOWELL BUILDING TRUST LIMITED

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE MEMBERS OF THE TOWELL BUILDING TRUST LIMITED

Use of our report

This report is made solely to the company's members, as a body, in accordance with section 391 of the Companies Act 2014. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.



Dr R I Peters Gallagher OBE FCA (Senior Statutory Auditor)
for and on behalf of Moore (N.I.) LLP

7 May 2024

Chartered Accountants
Statutory Auditor

4th Floor Donegall House
7 Donegall Square North
Belfast
BT1 5GB

THE TOWELL BUILDING TRUST LIMITED

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 DECEMBER 2023

	Notes	Unrestricted funds 2023 £	Restricted funds 2023 £	Total 2023 £	Total 2022 £
Income from:					
Donations, legacies and government support grants	3	86,761	-	86,761	180,059
Charitable activities	4	3,424,207	-	3,424,207	3,200,760
Other trading activities	5	12,621	-	12,621	11,272
Investments	6	18,862	4,964	23,826	19,242
Total income		3,542,451	4,964	3,547,415	3,411,333
Charitable activities	7	3,439,662	4,964	3,444,626	3,380,908
Net gains/(losses) on investments	12	3,309	3,984	7,293	(18,046)
Net income		106,098	3,984	110,082	12,379
Net movement in funds	8	106,098	3,984	110,082	12,379
Reconciliation of funds:					
Fund balances at 1 January 2023		1,730,140	117,019	1,847,159	1,834,780
Fund balances at 31 December 2023		1,836,238	121,003	1,957,241	1,847,159

The statement of financial activities includes all gains and losses recognised in the year. All income and expenditure derive from continuing activities.

THE TOWELL BUILDING TRUST LIMITED

BALANCE SHEET

AS AT 31 DECEMBER 2023

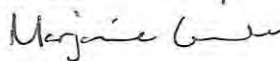
		2023		2022	
	Notes	£	£	£	£
Fixed assets					
Tangible assets	13		1,615,268		1,545,679
Investments	14		415,562		415,252
			<u>2,030,830</u>		<u>1,960,931</u>
Current assets					
Debtors	15	75,903		63,802	
Cash at bank and in hand		301,512		292,616	
		<u>377,415</u>		<u>356,418</u>	
Creditors: amounts falling due within one year	18	(451,004)		(395,448)	
Net current liabilities			<u>(73,589)</u>		<u>(39,030)</u>
Total assets less current liabilities			<u>1,957,241</u>		<u>1,921,901</u>
Creditors: amounts falling due after more than one year	19		-		(74,742)
Net assets			<u><u>1,957,241</u></u>		<u><u>1,847,159</u></u>
Income funds					
Restricted funds	21	121,003		117,019	
Unrestricted funds - general		1,836,238		1,730,140	
		<u>1,957,241</u>		<u>1,847,159</u>	

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

The accounts were approved by the Trustees on 7 May 2024



Mr D.G. Galbraith
Trustee



Mrs M. Guiler
Trustee

Company Registration No. NI003511

THE TOWELL BUILDING TRUST LIMITED

STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED 31 DECEMBER 2023

	Notes	2023 £	£	2022 £	£
Cash flows from operating activities					
Cash generated from operations	28		234,033		114,898
Investing activities					
Purchase of tangible fixed assets		(184,769)		(54,063)	
Purchase of investments		(14,565)		(12,010)	
Proceeds from disposal of investments		21,548		20,544	
Investment income received		23,826		19,242	
Net cash used in investing activities			(153,960)		(26,287)
Financing activities					
Repayment of bank loans		(71,418)		(68,406)	
Net cash used in financing activities			(71,418)		(68,406)
Net increase in cash and cash equivalents			8,655		20,205
<i>Cash and cash equivalents at beginning of year</i>			289,509		269,304
Cash and cash equivalents at end of year			298,164		289,509
Relating to:					
Cash at bank and in hand			301,512		292,616
Bank overdrafts included in creditors payable within one year			(3,348)		(3,107)

THE TOWELL BUILDING TRUST LIMITED

STATEMENT OF CASH FLOWS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

1 Critical accounting estimates and judgements

In the application of Towell Building Trust Limited's ("The Trust's") accounting policies, the Trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

2 Accounting policies

Charity information

The Towell Building Trust Limited is a private company limited by guarantee incorporated in Northern Ireland. The registered office is 4th Floor Donegall House, 7 Donegall Square North, Belfast, BT1 5GB.

2.1 Accounting convention

The accounts have been prepared in accordance with the Trust's Memorandum and Articles of Association, 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 (FRS 102)" (as amended for accounting periods commencing from 1 January 2016). The Trust is a Public Benefit Entity as defined by FRS 102.

The financial statements are prepared in sterling, which is the functional currency of the Trust. Monetary amounts in these financial statements are rounded to the nearest £.

2.2 Going concern

At the time of approving the financial statements, the Trustees have a reasonable expectation that the Trust 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.

2.3 Charitable funds

Unrestricted funds are available for use at the discretion of the Trustees in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors or grantors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

Endowment funds are subject to specific conditions by donors that the capital must be maintained by the Trust.

2.4 Incoming resources

Income is recognised when the Trust is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the Trust has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Legacies are recognised on receipt.

THE TOWELL BUILDING TRUST LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2023

2 Accounting policies

(Continued)

2.5 Resources expended

Expenditure is recognised on an accruals basis as a liability is incurred. Funding provided through contractual agreements and performance related grants is recognised as goods or services are supplied. Other grant payments are recognised when a constructive obligation arises that results in the payment being unavoidable.

Costs of generating funds are those costs incurred in attracting voluntary income, and those incurred in trading activities that raise funds.

Governance costs include those incurred in the governance of its assets and are primarily associated with constitutional and statutory requirements.

2.6 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Freehold land and buildings	2% straight line
Fixtures and fittings	15% straight line
Sensory garden capital	20% straight line

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

2.7 Fixed asset investments

Fixed asset investments are initially measured at transaction price excluding transaction costs, and are subsequently measured at fair value at each reporting date, taken as the quoted market price on the stock market. Transaction costs are expensed as incurred. Changes in fair value are recognised in other recognised gains and losses except to the extent that a gain reverses a loss previously recognised in net income expenditure, or a loss exceeds the accumulated gains recognised in equity; such gains and loss are recognised in net income/(expenditure) for the year.

2.8 Impairment of fixed assets

At each reporting end date, the Trust reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

2.9 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

2.10 Financial instruments

The Trust has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the Trust's balance sheet when the Trust becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

THE TOWELL BUILDING TRUST LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

2 Accounting policies

(Continued)

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Basic financial liabilities

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the Trust's contractual obligations expire or are discharged or cancelled.

2.11 Employee benefits

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the Trust is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

2.12 Retirement benefits

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

3 Donations, legacies & government support grants

	Unrestricted funds general 2023 £	Unrestricted funds general 2022 £
Donations	317	77
Legacies	-	-
Government support grants	86,444	179,982
	<u>86,761</u>	<u>180,059</u>

THE TOWELL BUILDING TRUST LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2023

4 Income from charitable activities

	Unrestricted funds 2023 £	Unrestricted funds 2022 £
Income from care services	3,424,207	3,200,760

5 Other trading activities

	Unrestricted funds general 2023 £	Unrestricted funds general 2022 £
Other trading activities	12,621	11,272

6 Investments/income

	Unrestricted funds general £	Restricted funds £	Total 2023 £	Total 2022 £
Dividend income	13,417	4,964	18,381	18,323
Bank interest receivable	5,445	-	5,445	919
	<u>18,862</u>	<u>4,964</u>	<u>23,826</u>	<u>19,242</u>
For the year ended 31 December 2022	<u>14,646</u>	<u>4,596</u>		<u>19,242</u>

THE TOWELL BUILDING TRUST LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

7 Charitable activities

	Provision of charitable services	Support costs	Total 2023	Total 2022
	£	£	£	£
Staff costs	1,737,731	728,340	2,466,071	2,438,178
Depreciation and impairment	115,180	-	115,180	126,883
Other direct costs	316,340	-	316,340	249,426
Other overheads	533,988	-	533,988	549,293
Auditors remuneration	5,850	-	5,850	6,400
Bank interest and charges	7,197	-	7,197	10,728
	<u>2,716,286</u>	<u>728,340</u>	<u>3,444,626</u>	<u>3,380,908</u>
	<u>2,716,286</u>	<u>728,340</u>	<u>3,444,626</u>	<u>3,380,908</u>

8 Net movement in funds

	2023	2022
	£	£
Net movement in funds is stated after charging/(crediting)		
Fees payable for the audit of the charity's financial statements	5,850	6,400
Depreciation of owned tangible fixed assets	<u>115,180</u>	<u>126,883</u>

9 Trustees

None of the Trustees (or any persons connected with them) received any remuneration or benefits from the Trust during the year. (2022 - none.)

THE TOWELL BUILDING TRUST LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

10 Analysis of staff costs, Trustee remuneration and expenses and cost of key management and personnel

Number of employees

The average monthly number of employees during the year was:

	2023 Number	2022 Number
Management and supervisory	6	7
Operational staff	93	93
	<u>99</u>	<u>100</u>

Employment costs

	2023 £	2022 £
Wages and salaries	2,140,821	2,120,271
Social security costs	184,783	186,137
Other pension costs	135,503	91,402
Other staff benefits	-	35,772
	<u>2,461,107</u>	<u>2,433,582</u>

The total remuneration of the senior management team was £364,023 (2021 - £347,884).

The number of employees whose annual remuneration was £60,000 or more were:

	2023 Number	2022 Number
70,001 to 75,000	<u>1</u>	<u>1</u>

11 Taxation

The charity is exempt from taxation on its activities because all its income is applied for charitable purposes.

THE TOWELL BUILDING TRUST LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

12 Net gains/(losses) on investments

	Unrestricted funds general £	Restricted funds £	Total 2023 £	Total 2022 £
Revaluation of investments	4,518	3,984	8,502	(14,707)
Loss on sale of investments	(1,209)	-	(1,209)	(3,339)
	<u>3,309</u>	<u>3,984</u>	<u>7,293</u>	<u>(18,046)</u>
For the year ended 31 December 2022	<u>(17,775)</u>	<u>(271)</u>		<u>(18,046)</u>

13 Tangible fixed assets

	Freehold land and buildings £	Fixtures and fittings £	Sensory Garden Capital £	Total £
Cost				
At 1 January 2023	2,218,491	1,760,030	57,307	4,035,828
Additions	150,831	33,938	-	184,769
At 31 December 2023	<u>2,369,322</u>	<u>1,793,968</u>	<u>57,307</u>	<u>4,220,597</u>
Depreciation and impairment				
At 1 January 2023	808,012	1,624,830	57,307	2,490,149
Depreciation charged in the year	46,386	68,794	-	115,180
At 31 December 2023	<u>854,398</u>	<u>1,693,624</u>	<u>57,307</u>	<u>2,605,329</u>
Carrying amount				
At 31 December 2023	<u>1,514,924</u>	<u>100,344</u>	<u>-</u>	<u>1,615,268</u>
At 31 December 2022	<u>1,410,479</u>	<u>135,200</u>	<u>-</u>	<u>1,545,679</u>

THE TOWELL BUILDING TRUST LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2023

14 Fixed asset investments

	<i>Unrestricted listed investments</i>	<i>Restricted listed investments</i>	<i>Total</i>
	£		£
Cost or valuation			
At 1 January 2023	297,442	117,810	415,252
Additions	14,565	-	14,565
Valuation changes	4,519	3,983	8,502
Disposals	(22,757)	-	(22,757)
	<u>293,769</u>	<u>121,793</u>	<u>415,562</u>
At 31 December 2023	<u>293,769</u>	<u>121,793</u>	<u>415,562</u>
Carrying amount			
At 31 December 2023	<u>293,769</u>	<u>121,793</u>	<u>415,562</u>
At 31 December 2022	<u>297,442</u>	<u>117,810</u>	<u>415,252</u>

The investments held are all United Kingdom listed investments. The following represent holdings of greater than 5% of the total portfolio value,

Fund name	% Held
M&G Securities Ltd	11.78
City of London Investment Trust	8.53

Fixed asset investments revalued

The investments are held on the balance sheet at market value. The historical cost of the portfolio is £288,404 (2022: £299,181).

15 Debtors

	2023	2022
	£	£
Amounts falling due within one year:		
Trade debtors	10,835	20,152
Other debtors	19,309	12,029
Prepayments and accrued income	45,759	31,621
	<u>75,903</u>	<u>63,802</u>

THE TOWELL BUILDING TRUST LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

16	Financial instruments		2023	2022
			£	£
	Carrying amount of financial assets			
	Debt instruments measured at amortised cost		30,144	32,181
	Instruments measured at fair value through profit or loss		415,562	415,252
			<u> </u>	<u> </u>
	Carrying amount of financial liabilities			
	Measured at amortised cost		398,550	422,301
			<u> </u>	<u> </u>
17	Loans and overdrafts		2023	2022
			£	£
	Bank overdrafts		3,348	3,107
	Bank loans		74,526	145,944
			<u> </u>	<u> </u>
			77,874	149,051
			<u> </u>	<u> </u>
	Payable within one year		77,874	74,309
	Payable after one year		-	74,742
			<u> </u>	<u> </u>
18	Creditors: amounts falling due within one year		2023	2022
			£	£
		Notes		
	Bank loans and overdrafts	17	77,874	74,309
	Other taxation and social security		52,454	47,889
	Trade creditors		159,359	80,599
	Other creditors		8,566	4,538
	Accruals and deferred income		152,751	188,113
			<u> </u>	<u> </u>
			451,004	395,448
			<u> </u>	<u> </u>
19	Creditors: amounts falling due after more than one year		2023	2022
			£	£
		Notes		
	Bank loans	17	-	74,742
			<u> </u>	<u> </u>
20	Retirement benefit schemes			
	Defined contribution schemes			
	The Trust operates a defined contribution pension scheme for all qualifying employees. The assets of the scheme are held separately from those of the Trust in an independently administered fund.			
	The charge to profit or loss in respect of defined contribution schemes was £135,503 (2022 - £91,402).			

THE TOWELL BUILDING TRUST LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2023

21 Restricted funds

The restricted funds of the charity comprise the unexpended balances of donations and grants held on trust subject to specific conditions by donors as to how they may be used.

	At 1 January 2023	Incoming resources	Resources expended	Transfers	Gains and losses	At 31 December 2023
	£	£	£	£	£	£
	117,019	4,964	(4,964)	-	3,984	121,003
Previous year:	At 1 January 2022	Incoming resources	Resources expended	Transfers	Gains and losses	At 31 December 2022
	£	£	£	£	£	£
	121,584	4,596	(4,596)	(4,294)	(271)	117,019

22 Unrestricted funds

The unrestricted funds of the charity comprise the unexpended balances of donations and grants which are not subject to specific conditions by donors and grantors as to how they may be used. These include designated funds which have been set aside out of unrestricted funds by the trustees for specific purposes.

	At 1 January 2023	Incoming resources	Resources expended	Transfers	Gains and losses	At 31 December 2023
	£	£	£	£	£	£
General funds	1,730,140	3,542,451	(3,439,662)	-	3,309	1,836,238
Previous year:	At 1 January 2022	Incoming resources	Resources expended	Transfers	Gains and losses	At 31 December 2022
	£	£	£	£	£	£
General funds	1,713,196	3,406,737	(3,376,312)	4,294	(17,775)	1,730,140

23 Funds

The General reserve is an unrestricted fund and incorporates revaluations of investments.

The restricted fund is composed of the McKennan Bequest as well as the net book value of the Sensory Garden, the construction of which was supported by Belfast City Council. McKennan Bequest income is to be distributed annually between the members of staff of Towell House.

THE TOWELL BUILDING TRUST LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

24 Analysis of net assets between funds

	Unrestricted 2023 £	Restricted 2023 £	Total 2023 £	Total 2022 £
Fund balances at 31 December 2023 are represented by:				
Tangible assets	1,615,268	-	1,615,268	1,545,679
Investments	293,769	121,793	415,562	415,252
Current assets/(liabilities)	(72,799)	(790)	(73,589)	(39,030)
Long term liabilities	-	-	-	(74,742)
	<u>1,836,238</u>	<u>121,003</u>	<u>1,957,241</u>	<u>1,847,159</u>

25 Related party transactions

There were no disclosable related party transactions during the year (2022 - none).

26 Analysis of changes in net funds

	At 1 January 2023 £	Cash flows £	At 31 December 2023 £
Cash at bank and in hand	292,616	8,896	301,512
Bank overdrafts	(3,107)	(241)	(3,348)
	<u>289,509</u>	<u>8,655</u>	<u>298,164</u>
Loans falling due within one year	(71,202)	(3,324)	(74,526)
Loans falling due after more than one year	(74,742)	74,742	-
	<u>143,565</u>	<u>80,073</u>	<u>223,638</u>

27 Auditors' Ethical Standards

In common with many businesses of our size and nature we use our auditors to assist with the compilation of the statutory financial statements.

THE TOWELL BUILDING TRUST LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

28 Cash generated from operations	2023 £	2022 £
Surplus for the year	110,082	12,379
Adjustments for:		
Investment income recognised in statement of financial activities	(23,826)	(19,242)
Loss on disposal of investments	1,209	3,339
Fair value gains and losses on investments	(8,502)	14,707
Depreciation and impairment of tangible fixed assets	115,180	126,883
Movements in working capital:		
(Increase)/decrease in debtors	(12,101)	6,903
Increase in creditors	51,991	(30,071)
Cash generated from operations	234,033	114,898

The Towell Building Trust Ltd

Northern Ireland - Charity number 100773

Annual return

Charity Registration No. NIC100773

Company Registration No. NI003511 (Northern Ireland)

THE TOWELL BUILDING TRUST LIMITED
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2023

THE TOWELL BUILDING TRUST LIMITED

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THE TOWELL BUILDING TRUST LIMITED

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	Mr D.G. Galbraith Mr S. Duffield Mrs L Foster Mrs M. Guiler Mrs L. Hyndman Mr D. Kealey Mr I. Laird Mrs V. Lapsley Mr A.J. Martin Mr B. Robinson	(Appointed 8 June 2023)
Secretary	Mrs J. Brooker	
Charity number	NIC100773	
Company number	NI003511	
Principal address	Towell House 57 Kings Road Knock Co Antrim BT5 7BS	
Registered office	4th Floor Donegall House 7 Donegall Square North Belfast BT1 5GB	
Auditor	Moore (N.I.) LLP 4th Floor Donegall House 7 Donegall Square North Belfast BT1 5GB	
Bankers	Danske Bank Donegall Square West Belfast BT1 6JS	
Solicitors	Crawford Lockhart Black Linenhall House 13 Linenhall Street Belfast BT2 8AA	

THE TOWELL BUILDING TRUST LIMITED

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT)

FOR THE YEAR ENDED 31 DECEMBER 2023

The Trustees present their report and accounts for the year ended 31 December 2023, which are also prepared to meet the requirements for a directors' report and accounts for Companies Act purposes.

The accounts have been prepared in accordance with the accounting policies set out in note 2 to the accounts and comply with the Trust's Memorandum and Article of Association, 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 (FRS 102) (effective 1 January 2015)"

Objectives and activities

The Trust's objects are set out in the Memorandum and Articles of Association and may be summarised as :

- to provide accommodation for older people and people with physical disabilities irrespective of their financial means;
- to care for residents of such accommodation including the provision of medical care and social activities appropriate to their needs and consistent with their wellbeing and circumstances;
- to provide alternative care to older people and people with physical disabilities irrespective of their financial means.

Our aim is to meet the needs of our residents for safe accommodation with good quality catering, appropriate activities and care in a manner that reflects their rights and is consistent with our obligations to them, their families and friends.

Ensuring our work delivers our aims

The policies adopted in furtherance of these objects are that we keep our aim and objectives under continuous review to ensure that we meet the needs of our residents and there has been no change in these during the year. In addition the Trustees carry out monthly telephone reviews with a selection of relatives on the operation of the home. The Trustees also carry out monthly inspections of the home which, inter alia, include reviews with a selection of residents and staff. These reviews are designed to ensure that any issues that residents, their relatives or the staff have may be identified, considered and addressed. Additionally, a series of internal audits are carried out each month. The outcome of all the reviews is documented and reported to the Board each month. The home is also subject to regular inspection by the Regulation and Quality Improvement Authority.

Our main objectives for the year continued to be the provision of quality accommodation, care and activities for both our permanent and respite residents. The strategies that we used to meet our objectives included:

- providing safe accommodation for our residents
- focusing on the provision of quality catering
- focusing on providing a wide range of activities and entertainment

The Trustees have paid due regard to guidance issued by the Charity Commission in deciding the activities the Trust should undertake.

Information on matters of potential concern to staff is given through meetings, information bulletins and reports which seek to achieve a common awareness on the part of all the staff of the operation of all aspects of the home including economic factors that may impact these operations.

Applications for employment by disabled persons are always fully considered, bearing in mind the aptitudes of the applicant concerned. In the event of members of staff becoming disabled, every effort is made to ensure that their employment within the Trust continues and that the appropriate training is arranged. It is the policy of the Trust that the training, career development and promotion of disabled persons should, as far as possible, be identical to that of other employees.

THE TOWELL BUILDING TRUST LIMITED

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

How our activities deliver public benefit

Public benefit from our services is directed at the frail and elderly population aged over 65 years or physically disabled population aged under 65 years, irrespective of their means. Direct benefits are derived from a number of our services:

- Provision of accommodation;
- Assessing need and providing care appropriate to these assessed needs;
- Providing an all inclusive facility with a range of activities appropriate to the individual to prevent feelings of boredom and social isolation;
- Providing an environment that promotes improved physical and mental health and well being;
- Providing respite care to the frail and elderly population aged over 65 years or physically disabled population aged under 65 years, enabling carers to have a break. This provides additional support to carers, assisting them in continuing their caring role at home with their service user; and
- Providing step-down care to hospitalised patients who are either frail and elderly and aged 65 years and above or physically disabled and aged under 65 years. We assist with the recovery and rehabilitation as a stepping stone to returning to their own homes.

Achievements and performance

Demand for the type of care we offer has remained high with average occupancy of 97% (2022 - 97%). There is still a waiting list for rooms. The building and gardens are maintained to a high standard and improvements are made when finances allow. The Trustees commenced a substantial building programme during the year.

Financial review

The Trustees believe it is very important that the Trust is financially secure and that the financial performance is reviewed regularly. A budget is prepared annually and is discussed and agreed by the board. In the course of the discussion the directors consider issues that are likely to impact on the current year and known issues that will arise in the future. The key issues that have been identified are the adequacy of the level of funding paid by the Health & Social Care Trusts and the cost implications of retaining and recruiting staff in a competitive labour market.

The financial performance is reviewed at each board meeting. A report detailing the performance for the previous month and the year to date relative to the budget, together with commentary there-on, is circulated in advance of each meeting.

The Trust's investments are managed on a discretionary basis by Investment Managers who submit a report on the performance of the investments on a quarterly basis. This is reviewed by the Chief Executive Officer and the Finance Director and is available to all the Trustees. Meetings are held with the Investment Managers to review the performance of the investments as required.

The Trust recorded a satisfactory financial outcome for the year. The operating surplus for the year was £102,789 as compared with £30,425 for 2022. Provided the substantial inflation-driven increases in operating costs that arose in 2022 and continue, it is essential that the Government increases the funding of care for the elderly to a level that adequately reflects the cost of providing this service.

The Trustees consider it prudent to hold monies in reserve in the event that unforeseen circumstances should lead to financial difficulties which might put the future of its trading as a going concern and its employment capacity, general charitable work and property in jeopardy. The Trustees believe the strength of the Balance Sheet has helped maintain the business as a going concern during this year.

THE TOWELL BUILDING TRUST LIMITED

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

Reserves

The Trustees have examined the charity's requirements for reserves in light of the main risks to the organisation and established a formal policy which stipulates that free reserves be maintained at a level which ensures that the charity's core activity could continue during a period of unforeseen difficulty. Free reserves are defined by the Trustees as unrestricted income funds freely available for use as the charity so determines and thereby excludes any funds committed, invested in tangible fixed assets held by the charity and restricted or designated funds.

The Trustees consider that the most appropriate policy for investing funds continues to be in a balanced portfolio of investments with a minimum risk mainly quoted on the London Stock Exchange that spreads the risk and provides opportunity for income and for capital growth. This portfolio is managed by an external firm of investment managers.

Risk management

The Trustees have assessed the major risks to which the Trust is exposed and are satisfied that systems are in place to mitigate exposure to the major risks, albeit the current inflationary pressure on costs remains a matter of some concern.

Plans for future periods & factors affecting the financial position in future periods

The Trustees will continue to comprehensively review the operational activity of the home. Positive steps are underway for the future to establish new links within the local community thereby lifting the charity profile and the services it has to offer.

Towell House continues to operate successfully and provides high quality accommodation and care to all residents. There remains a high demand for residential care and there is a waiting list for rooms. The building and gardens are maintained to a high standard and improvements are made when finances allow. The Trustees commenced a substantial building programme during the year. This programme will increase the number of resident rooms in the Home, increase the number of ensuite rooms and upgrade facilities for residents and staff. Recent refurbishment works have been financed from internally generated funds but bank funding will be required to complete the development plan. The Trustees are confident that this investment will prove to be self-funding within a relatively short period of years.

Planning our estate maintenance, training matrix and our staffing requirements for the future will ensure we keep abreast of the care industry standard requirements and ensure we meet organisational goals and targets.

The main factors which are likely to affect the financial performance or position going forward are:-

- the impact of the substantial annual increases in National Living Wage on all staff costs in an increasingly competitive labour market
- and the related pension costs
- the ability to recruit and retain staff
- the demand for appropriate quality residential care in the community
- the cost implications of new and onerous regulatory standards imposed in the care industry
- the impact of the current inflationary pressure on all aspects of costs of operating the home
- the continuing inadequacy of the funding provided by the Health and Social Care Trusts
- the availability of bank funding to complete the development programme in a timely manner

THE TOWELL BUILDING TRUST LIMITED

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

Structure, governance and management

The Trust is a company limited by guarantee, not having a share capital. It is registered in Northern Ireland (registration number: NI003511) and has obtained charitable status with The Charity Commission for Northern Ireland (reference number: NIC100773). It is governed by its Memorandum and Articles of Association. In the event of the company being wound up and a shortfall ensuing, the members are required to contribute an amount not exceeding fifty pence.

The Trustees, who are also the directors for the purpose of company law, and who served during the year and up to the date of signature of the financial statements were:

Mr D.G. Galbraith	
Mr S. Duffield	
Mrs L Foster	(Appointed 8 June 2023)
Mrs M. Guiler	
Mrs L. Hyndman	
Mr D. Kealey	
Mr I. Laird	
Mrs V. Lapsley	
Mr A.J. Martin	(Resigned 8 June 2023)
Mr G.R. McGowan	(Resigned 8 June 2023)
Mr J.C. Morton	(Resigned 8 June 2023)
Mr B. Robinson	
Mrs J. Whiteside	(Resigned 8 June 2023)

Under the terms of the Articles of Association one third of the Trustees are required to retire each year but may offer themselves for re-election at the Annual General Meeting.

The Trustees retiring by rotation this year are:

Mr S. Duffield
Mr D. Kealey
Mr A. Martin

Mr G.R. McGowan, Mr J.C. Morton and Mrs J. Whiteside did not seek re-election at the 2023 annual general meeting, we thank them for their dedicated service and insightful contributions to the work of the Board over many years.

All of the Trustees give their time and skills voluntarily and receive no payments for the services they provide.

The Trustees aim to ensure that the Board consists of people suitably qualified with wide experience from a variety of backgrounds so as to bring a broad skills mix to the management of the company.

The Trustees have established a Risk Register to facilitate the development of the risk management process. The Register seeks to identify all significant risks that the Home faces along with action to mitigate and manage each risk that has been identified. The Register is subject to regular review and up-dated as deemed appropriate.

The Board of Trustees, appointed by the members of the Trust, meet regularly throughout the year. The executive management, in charge of the day-to-day operations, reports to the Board on a monthly basis. Sub-committees which have been established by the Board to deal with specific issues, meet as required and report to the Board accordingly.

THE TOWELL BUILDING TRUST LIMITED

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

The Trustees, at the board meetings, make all the major decisions, including strategic decisions, regarding all aspects of the operation of the Trust. This includes the approval of the budget annually, all significant expenditure of a capital nature, the level of fees charged to privately funded residents and any additional or supplementary fees that have to be charged to Trust funded residents. Decisions regarding the day to day running of the Trust are made by the Chief Executive Officer and the Senior Management Team who meet regularly in order to ensure the efficient management of the operations.

Mrs Jill Brooker is the member of the Senior Management Team to whom the Charity Trustees delegate day to day management.

Most new Trustees have some knowledge of the work carried on by Towell House before they join the Board. A "Cooks Tour" of the organisation is available along with meetings with the Chief Executive Officer and the Home Manager for potential new directors/trustees.

The Trust retains the services of a Human Resources Advisor who provides information on pay levels for the Senior Management Team as and when required.

The company has no relationships with third parties that would be considered to be related undertakings.

The Towell Building Trust holds total unrestricted reserves of £1,836,238.

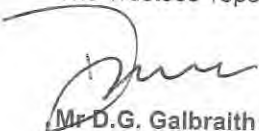
Auditor

The auditor, Moore (N.I.) LLP, is deemed to be reappointed under section 487(2) of the Companies Act 2006.

Disclosure of information to auditor

Each of the Trustees has confirmed that there is no information of which they are aware which is relevant to the audit, but of which the auditor is unaware. They have further confirmed that they have taken appropriate steps to identify such relevant information and to establish that the auditor is aware of such information.

The Trustees' report was approved by the Board of Trustees.



Mr D.G. Galbraith

Dated: 7 May 2024

THE TOWELL BUILDING TRUST LIMITED

STATEMENT OF TRUSTEES' RESPONSIBILITIES

FOR THE YEAR ENDED 31 DECEMBER 2023

The Trustees, who are also the directors of The Towell Building Trust Limited for the purpose of company law, are responsible for preparing the Trustees' Report and the accounts in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company Law requires the Trustees to prepare accounts for each financial year which give a true and fair view of the state of affairs of the Trust and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that year.

In preparing these accounts, 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; and
- prepare the accounts on the going concern basis unless it is inappropriate to presume that the Trust will continue in operation.

The Trustees are responsible for keeping adequate accounting records that disclose with reasonable accuracy at any time the financial position of the Trust and enable them to ensure that the accounts comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the Trust and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

THE TOWELL BUILDING TRUST LIMITED

INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF THE TOWELL BUILDING TRUST LIMITED

Opinion

We have audited the financial statements of The Towell Building Trust Limited (the 'Trust') for the year ended 31 December 2023 which comprise the statement of financial activities, the balance sheet, the statement of cash flows and notes to the financial statements, including 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 2023 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the financial statements* section of our report. We are independent of the 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

In auditing the financial statements, we have concluded that the Trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the Trust's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

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

Other information

The other information comprises the information included in the annual report other than the financial statements and our auditor's report thereon. The Trustees are responsible for the other information contained within the annual report. 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. 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 course of 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 this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

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

- the information given in the Trustees' report for the financial year for which the financial statements are prepared, which includes the directors' report prepared for the purposes of company law, is consistent with the financial statements; and
- the directors' report included within the Trustees' report has been prepared in accordance with applicable legal requirements.

THE TOWELL BUILDING TRUST LIMITED

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE MEMBERS OF THE TOWELL BUILDING TRUST LIMITED

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the Trust and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report included within the Trustees' report.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the Trustees were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemptions in preparing the Trustees' report and from the requirement to prepare a strategic report.

Responsibilities of Trustees

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

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

The extent to which our procedures are capable of detecting irregularities, including fraud, is detailed below.

Explanation as to what extent the audit was considered capable of detecting irregularities, including fraud

The objectives of our audit in respect of fraud, are; to identify and assess the risks of material misstatement of the financial statements due to fraud; to obtain sufficient appropriate audit evidence regarding the assessed risks of material misstatement due to fraud, through designing and implementing appropriate responses to those assessed risks; and to respond appropriately to instances of fraud or suspected fraud identified during the audit. However, the primary responsibility for the prevention and detection of fraud rests with both management and those charged with governance of the charitable company.

THE TOWELL BUILDING TRUST LIMITED

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE MEMBERS OF THE TOWELL BUILDING TRUST LIMITED

Our approach was as follows:

- We obtained an understanding of the legal and regulatory requirements applicable to the charitable company and considered that the most significant are the Companies Act 2006, the Charities Act (NI) 2013, the Charity SORP, UK financial reporting standards as issued by the Financial Reporting Council, the Health and Personal Social Services (Quality, Improvement and Regulation) (Northern Ireland) Order 2003, and the Safeguarding Vulnerable Groups (Northern Ireland) Order 2007.
- We obtained an understanding of how the charitable company complies with these requirements by discussions with management and those charged with governance.
- We assessed the risk of material misstatement of the financial statements, including the risk of material misstatement due to fraud and how it might occur, by holding discussions with management and those charged with governance.
- We inquired of management and those charged with governance as to any known instances of non-compliance or suspected non-compliance with laws and regulations.
- Based on this understanding, we designed specific appropriate audit procedures to identify instances of non-compliance with laws and regulations. This included making enquiries of management and those charged with governance and obtaining additional corroborative evidence as required.

As part of an audit in accordance with ISAs (UK) we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purposes of expressing an opinion on the effectiveness of the charitable company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the trustees.
- Conclude on the appropriateness of the trustees' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the charitable company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the charitable company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

A further description of our responsibilities is available on the Financial Reporting Council's website at: <https://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.

THE TOWELL BUILDING TRUST LIMITED

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE MEMBERS OF THE TOWELL BUILDING TRUST LIMITED

Use of our report

This report is made solely to the company's members, as a body, in accordance with section 391 of the Companies Act 2014. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.



Dr R I Peters Gallagher OBE FCA (Senior Statutory Auditor)
for and on behalf of Moore (N.I.) LLP

7 May 2024

Chartered Accountants
Statutory Auditor

4th Floor Donegall House
7 Donegall Square North
Belfast
BT1 5GB

THE TOWELL BUILDING TRUST LIMITED

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 DECEMBER 2023

	Notes	Unrestricted funds 2023 £	Restricted funds 2023 £	Total 2023 £	Total 2022 £
Income from:					
Donations, legacies and government support grants	3	86,761	-	86,761	180,059
Charitable activities	4	3,424,207	-	3,424,207	3,200,760
Other trading activities	5	12,621	-	12,621	11,272
Investments	6	18,862	4,964	23,826	19,242
Total income		3,542,451	4,964	3,547,415	3,411,333
Charitable activities	7	3,439,662	4,964	3,444,626	3,380,908
Net gains/(losses) on investments	12	3,309	3,984	7,293	(18,046)
Net income		106,098	3,984	110,082	12,379
Net movement in funds	8	106,098	3,984	110,082	12,379
Reconciliation of funds:					
Fund balances at 1 January 2023		1,730,140	117,019	1,847,159	1,834,780
Fund balances at 31 December 2023		1,836,238	121,003	1,957,241	1,847,159

The statement of financial activities includes all gains and losses recognised in the year. All income and expenditure derive from continuing activities.

THE TOWELL BUILDING TRUST LIMITED

BALANCE SHEET

AS AT 31 DECEMBER 2023

		2023		2022	
	Notes	£	£	£	£
Fixed assets					
Tangible assets	13		1,615,268		1,545,679
Investments	14		415,562		415,252
			<u>2,030,830</u>		<u>1,960,931</u>
Current assets					
Debtors	15	75,903		63,802	
Cash at bank and in hand		301,512		292,616	
		<u>377,415</u>		<u>356,418</u>	
Creditors: amounts falling due within one year	18	(451,004)		(395,448)	
Net current liabilities			<u>(73,589)</u>		<u>(39,030)</u>
Total assets less current liabilities			<u>1,957,241</u>		<u>1,921,901</u>
Creditors: amounts falling due after more than one year	19		-		(74,742)
Net assets			<u><u>1,957,241</u></u>		<u><u>1,847,159</u></u>
Income funds					
Restricted funds	21	121,003		117,019	
Unrestricted funds - general		1,836,238		1,730,140	
		<u>1,957,241</u>		<u>1,847,159</u>	

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

The accounts were approved by the Trustees on 7 May 2024



Mr D.G. Galbraith
Trustee



Mrs M. Guiler
Trustee

Company Registration No. NI003511

THE TOWELL BUILDING TRUST LIMITED

STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED 31 DECEMBER 2023

	Notes	2023 £	£	2022 £	£
Cash flows from operating activities					
Cash generated from operations	28		234,033		114,898
Investing activities					
Purchase of tangible fixed assets		(184,769)		(54,063)	
Purchase of investments		(14,565)		(12,010)	
Proceeds from disposal of investments		21,548		20,544	
Investment income received		23,826		19,242	
Net cash used in investing activities			(153,960)		(26,287)
Financing activities					
Repayment of bank loans		(71,418)		(68,406)	
Net cash used in financing activities			(71,418)		(68,406)
Net increase in cash and cash equivalents			8,655		20,205
<i>Cash and cash equivalents at beginning of year</i>			289,509		269,304
Cash and cash equivalents at end of year			298,164		289,509
Relating to:					
Cash at bank and in hand			301,512		292,616
Bank overdrafts included in creditors payable within one year			(3,348)		(3,107)

THE TOWELL BUILDING TRUST LIMITED

STATEMENT OF CASH FLOWS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

1 Critical accounting estimates and judgements

In the application of Towell Building Trust Limited's ("The Trust's") accounting policies, the Trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

2 Accounting policies

Charity information

The Towell Building Trust Limited is a private company limited by guarantee incorporated in Northern Ireland. The registered office is 4th Floor Donegall House, 7 Donegall Square North, Belfast, BT1 5GB.

2.1 Accounting convention

The accounts have been prepared in accordance with the Trust's Memorandum and Articles of Association, 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 (FRS 102)" (as amended for accounting periods commencing from 1 January 2016). The Trust is a Public Benefit Entity as defined by FRS 102.

The financial statements are prepared in sterling, which is the functional currency of the Trust. Monetary amounts in these financial statements are rounded to the nearest £.

2.2 Going concern

At the time of approving the financial statements, the Trustees have a reasonable expectation that the Trust 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.

2.3 Charitable funds

Unrestricted funds are available for use at the discretion of the Trustees in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors or grantors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

Endowment funds are subject to specific conditions by donors that the capital must be maintained by the Trust.

2.4 Incoming resources

Income is recognised when the Trust is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the Trust has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Legacies are recognised on receipt.

THE TOWELL BUILDING TRUST LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2023

2 Accounting policies

(Continued)

2.5 Resources expended

Expenditure is recognised on an accruals basis as a liability is incurred. Funding provided through contractual agreements and performance related grants is recognised as goods or services are supplied. Other grant payments are recognised when a constructive obligation arises that results in the payment being unavoidable.

Costs of generating funds are those costs incurred in attracting voluntary income, and those incurred in trading activities that raise funds.

Governance costs include those incurred in the governance of its assets and are primarily associated with constitutional and statutory requirements.

2.6 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Freehold land and buildings	2% straight line
Fixtures and fittings	15% straight line
Sensory garden capital	20% straight line

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

2.7 Fixed asset investments

Fixed asset investments are initially measured at transaction price excluding transaction costs, and are subsequently measured at fair value at each reporting date, taken as the quoted market price on the stock market. Transaction costs are expensed as incurred. Changes in fair value are recognised in other recognised gains and losses except to the extent that a gain reverses a loss previously recognised in net income expenditure, or a loss exceeds the accumulated gains recognised in equity; such gains and loss are recognised in net income/(expenditure) for the year.

2.8 Impairment of fixed assets

At each reporting end date, the Trust reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

2.9 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

2.10 Financial instruments

The Trust has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the Trust's balance sheet when the Trust becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

THE TOWELL BUILDING TRUST LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

2 Accounting policies

(Continued)

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Basic financial liabilities

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the Trust's contractual obligations expire or are discharged or cancelled.

2.11 Employee benefits

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the Trust is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

2.12 Retirement benefits

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

3 Donations, legacies & government support grants

	Unrestricted funds general 2023 £	Unrestricted funds general 2022 £
Donations	317	77
Legacies	-	-
Government support grants	86,444	179,982
	<u>86,761</u>	<u>180,059</u>

THE TOWELL BUILDING TRUST LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2023

4 Income from charitable activities

	Unrestricted funds 2023 £	Unrestricted funds 2022 £
Income from care services	3,424,207	3,200,760

5 Other trading activities

	Unrestricted funds general 2023 £	Unrestricted funds general 2022 £
Other trading activities	12,621	11,272

6 Investments/income

	Unrestricted funds general £	Restricted funds £	Total 2023 £	Total 2022 £
Dividend income	13,417	4,964	18,381	18,323
Bank interest receivable	5,445	-	5,445	919
	<u>18,862</u>	<u>4,964</u>	<u>23,826</u>	<u>19,242</u>
For the year ended 31 December 2022	<u>14,646</u>	<u>4,596</u>		<u>19,242</u>

THE TOWELL BUILDING TRUST LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

7 Charitable activities

	Provision of charitable services	Support costs	Total 2023	Total 2022
	£	£	£	£
Staff costs	1,737,731	728,340	2,466,071	2,438,178
Depreciation and impairment	115,180	-	115,180	126,883
Other direct costs	316,340	-	316,340	249,426
Other overheads	533,988	-	533,988	549,293
Auditors remuneration	5,850	-	5,850	6,400
Bank interest and charges	7,197	-	7,197	10,728
	<u>2,716,286</u>	<u>728,340</u>	<u>3,444,626</u>	<u>3,380,908</u>
	<u>2,716,286</u>	<u>728,340</u>	<u>3,444,626</u>	<u>3,380,908</u>

8 Net movement in funds

	2023	2022
	£	£
Net movement in funds is stated after charging/(crediting)		
Fees payable for the audit of the charity's financial statements	5,850	6,400
Depreciation of owned tangible fixed assets	<u>115,180</u>	<u>126,883</u>

9 Trustees

None of the Trustees (or any persons connected with them) received any remuneration or benefits from the Trust during the year. (2022 - none.)

THE TOWELL BUILDING TRUST LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

10 Analysis of staff costs, Trustee remuneration and expenses and cost of key management and personnel

Number of employees

The average monthly number of employees during the year was:

	2023 Number	2022 Number
Management and supervisory	6	7
Operational staff	93	93
	<u>99</u>	<u>100</u>

Employment costs

	2023 £	2022 £
Wages and salaries	2,140,821	2,120,271
Social security costs	184,783	186,137
Other pension costs	135,503	91,402
Other staff benefits	-	35,772
	<u>2,461,107</u>	<u>2,433,582</u>

The total remuneration of the senior management team was £364,023 (2021 - £347,884).

The number of employees whose annual remuneration was £60,000 or more were:

	2023 Number	2022 Number
70,001 to 75,000	<u>1</u>	<u>1</u>

11 Taxation

The charity is exempt from taxation on its activities because all its income is applied for charitable purposes.

THE TOWELL BUILDING TRUST LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

12 Net gains/(losses) on investments

	Unrestricted funds general £	Restricted funds £	Total 2023 £	Total 2022 £
Revaluation of investments	4,518	3,984	8,502	(14,707)
Loss on sale of investments	(1,209)	-	(1,209)	(3,339)
	<u>3,309</u>	<u>3,984</u>	<u>7,293</u>	<u>(18,046)</u>
For the year ended 31 December 2022	<u>(17,775)</u>	<u>(271)</u>		<u>(18,046)</u>

13 Tangible fixed assets

	Freehold land and buildings £	Fixtures and fittings £	Sensory Garden Capital £	Total £
Cost				
At 1 January 2023	2,218,491	1,760,030	57,307	4,035,828
Additions	150,831	33,938	-	184,769
At 31 December 2023	<u>2,369,322</u>	<u>1,793,968</u>	<u>57,307</u>	<u>4,220,597</u>
Depreciation and impairment				
At 1 January 2023	808,012	1,624,830	57,307	2,490,149
Depreciation charged in the year	46,386	68,794	-	115,180
At 31 December 2023	<u>854,398</u>	<u>1,693,624</u>	<u>57,307</u>	<u>2,605,329</u>
Carrying amount				
At 31 December 2023	<u>1,514,924</u>	<u>100,344</u>	<u>-</u>	<u>1,615,268</u>
At 31 December 2022	<u>1,410,479</u>	<u>135,200</u>	<u>-</u>	<u>1,545,679</u>

THE TOWELL BUILDING TRUST LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2023

14 Fixed asset investments

	<i>Unrestricted listed investments</i>	<i>Restricted listed investments</i>	<i>Total</i>
	£		£
Cost or valuation			
At 1 January 2023	297,442	117,810	415,252
Additions	14,565	-	14,565
Valuation changes	4,519	3,983	8,502
Disposals	(22,757)	-	(22,757)
	<u>293,769</u>	<u>121,793</u>	<u>415,562</u>
At 31 December 2023	<u>293,769</u>	<u>121,793</u>	<u>415,562</u>
Carrying amount			
At 31 December 2023	<u>293,769</u>	<u>121,793</u>	<u>415,562</u>
At 31 December 2022	<u>297,442</u>	<u>117,810</u>	<u>415,252</u>

The investments held are all United Kingdom listed investments. The following represent holdings of greater than 5% of the total portfolio value,

Fund name	% Held
M&G Securities Ltd	11.78
City of London Investment Trust	8.53
	<u> </u>

Fixed asset investments revalued

The investments are held on the balance sheet at market value. The historical cost of the portfolio is £288,404 (2022: £299,181).

15 Debtors

	2023	2022
	£	£
Amounts falling due within one year:		
Trade debtors	10,835	20,152
Other debtors	19,309	12,029
Prepayments and accrued income	45,759	31,621
	<u>75,903</u>	<u>63,802</u>

THE TOWELL BUILDING TRUST LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

16	Financial instruments		2023	2022
			£	£
	Carrying amount of financial assets			
	Debt instruments measured at amortised cost		30,144	32,181
	Instruments measured at fair value through profit or loss		415,562	415,252
			<u> </u>	<u> </u>
	Carrying amount of financial liabilities			
	Measured at amortised cost		398,550	422,301
			<u> </u>	<u> </u>
17	Loans and overdrafts		2023	2022
			£	£
	Bank overdrafts		3,348	3,107
	Bank loans		74,526	145,944
			<u> </u>	<u> </u>
			77,874	149,051
			<u> </u>	<u> </u>
	Payable within one year		77,874	74,309
	Payable after one year		-	74,742
			<u> </u>	<u> </u>
18	Creditors: amounts falling due within one year		2023	2022
			£	£
		Notes		
	Bank loans and overdrafts	17	77,874	74,309
	Other taxation and social security		52,454	47,889
	Trade creditors		159,359	80,599
	Other creditors		8,566	4,538
	Accruals and deferred income		152,751	188,113
			<u> </u>	<u> </u>
			451,004	395,448
			<u> </u>	<u> </u>
19	Creditors: amounts falling due after more than one year		2023	2022
			£	£
		Notes		
	Bank loans	17	-	74,742
			<u> </u>	<u> </u>
20	Retirement benefit schemes			
	Defined contribution schemes			
	The Trust operates a defined contribution pension scheme for all qualifying employees. The assets of the scheme are held separately from those of the Trust in an independently administered fund.			
	The charge to profit or loss in respect of defined contribution schemes was £135,503 (2022 - £91,402).			

THE TOWELL BUILDING TRUST LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2023

21 Restricted funds

The restricted funds of the charity comprise the unexpended balances of donations and grants held on trust subject to specific conditions by donors as to how they may be used.

	At 1 January 2023	Incoming resources	Resources expended	Transfers	Gains and losses	At 31 December 2023
	£	£	£	£	£	£
	117,019	4,964	(4,964)	-	3,984	121,003
Previous year:	At 1 January 2022	Incoming resources	Resources expended	Transfers	Gains and losses	At 31 December 2022
	£	£	£	£	£	£
	121,584	4,596	(4,596)	(4,294)	(271)	117,019

22 Unrestricted funds

The unrestricted funds of the charity comprise the unexpended balances of donations and grants which are not subject to specific conditions by donors and grantors as to how they may be used. These include designated funds which have been set aside out of unrestricted funds by the trustees for specific purposes.

	At 1 January 2023	Incoming resources	Resources expended	Transfers	Gains and losses	At 31 December 2023
	£	£	£	£	£	£
General funds	1,730,140	3,542,451	(3,439,662)	-	3,309	1,836,238
Previous year:	At 1 January 2022	Incoming resources	Resources expended	Transfers	Gains and losses	At 31 December 2022
	£	£	£	£	£	£
General funds	1,713,196	3,406,737	(3,376,312)	4,294	(17,775)	1,730,140

23 Funds

The General reserve is an unrestricted fund and incorporates revaluations of investments.

The restricted fund is composed of the McKennan Bequest as well as the net book value of the Sensory Garden, the construction of which was supported by Belfast City Council. McKennan Bequest income is to be distributed annually between the members of staff of Towell House.

THE TOWELL BUILDING TRUST LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

24 Analysis of net assets between funds

	Unrestricted 2023 £	Restricted 2023 £	Total 2023 £	Total 2022 £
Fund balances at 31 December 2023 are represented by:				
Tangible assets	1,615,268	-	1,615,268	1,545,679
Investments	293,769	121,793	415,562	415,252
Current assets/(liabilities)	(72,799)	(790)	(73,589)	(39,030)
Long term liabilities	-	-	-	(74,742)
	<u>1,836,238</u>	<u>121,003</u>	<u>1,957,241</u>	<u>1,847,159</u>

25 Related party transactions

There were no disclosable related party transactions during the year (2022 - none).

26 Analysis of changes in net funds

	At 1 January 2023 £	Cash flows £	At 31 December 2023 £
Cash at bank and in hand	292,616	8,896	301,512
Bank overdrafts	(3,107)	(241)	(3,348)
	<u>289,509</u>	<u>8,655</u>	<u>298,164</u>
Loans falling due within one year	(71,202)	(3,324)	(74,526)
Loans falling due after more than one year	(74,742)	74,742	-
	<u>143,565</u>	<u>80,073</u>	<u>223,638</u>

27 Auditors' Ethical Standards

In common with many businesses of our size and nature we use our auditors to assist with the compilation of the statutory financial statements.

THE TOWELL BUILDING TRUST LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

28 Cash generated from operations	2023 £	2022 £
Surplus for the year	110,082	12,379
Adjustments for:		
Investment income recognised in statement of financial activities	(23,826)	(19,242)
Loss on disposal of investments	1,209	3,339
Fair value gains and losses on investments	(8,502)	14,707
Depreciation and impairment of tangible fixed assets	115,180	126,883
Movements in working capital:		
(Increase)/decrease in debtors	(12,101)	6,903
Increase in creditors	51,991	(30,071)
Cash generated from operations	234,033	114,898

The Towell Building Trust Ltd

Northern Ireland - Charity number 100773

Accounts

Charity Registration No. NIC100773

Company Registration No. NI003511 (Northern Ireland)

THE TOWELL BUILDING TRUST LIMITED
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022

THE TOWELL BUILDING TRUST LIMITED

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	Mr D.G. Galbraith Mr S. Duffield Mr D. Kealey Mrs M. Guiler Mrs L. Hyndman Mr I. Laird Mrs V. Lapsley Mr A.J. Martin Mr G.R. McGowan Mr J.C. Morton Mr B. Robinson Mrs J. Whiteside
Secretary	Mrs J. Brooker
Charity number	NIC100773
Company number	NI003511
Principal address	Towell House 57 Kings Road Knock Co Antrim BT5 7BS
Registered office	4th Floor Donegall House 7 Donegall Square North Belfast BT1 5GB
Auditor	Moore (N.I.) LLP 4th Floor Donegall House 7 Donegall Square North Belfast BT1 5GB
Bankers	Danske Bank Donegall Square West Belfast BT1 6JS
Solicitors	Crawford Lockhart Black Linenhall House 13 Linenhall Street Belfast BT2 8AA

THE TOWELL BUILDING TRUST LIMITED

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

How our activities deliver public benefit

Public benefit from our services is directed at the frail and elderly population aged over 65 years or physically disabled population aged under 65 years irrespective of their means. Direct benefits are derived from a number of our services:

- Provision of accommodation;
- Assessing need and providing care appropriate to these assessed needs;
- Providing an all inclusive facility with a range of activities appropriate to the individual to prevent feelings of boredom and social isolation;
- Providing an environment that promotes improved physical and mental health and well being;
- Providing respite care to the frail and elderly population aged over 65 years or physically disabled population aged under 65 years, enabling carers to have a break. This provides additional support to carers, assisting them in continuing their caring role at home with their service user; and
- Providing step-down care to hospitalised patients who are either frail and elderly and aged 65 years and above or physically disabled and aged under 65 years. We assist with the recovery and rehabilitation as a stepping stone to returning to their own homes.

Achievements and performance

The operation of the home has returned to normal following the ending of the Covid-19 directives and regulations. Demand for the type of care we offer rose significantly with average occupancy of 97% compared to 91% for 2021.

Financial review

The Trustees believe it is very important that the Trust is financially secure and that the financial performance is reviewed regularly. A budget is prepared annually and is discussed and agreed by the board. In the course of the discussion the directors consider issues that are likely to impact on the current year and issues that are known will arise in the future. The key issues that have been identified are the adequacy of the level of funding paid by the Health & Social Care Trusts and the cost implications of retaining and recruiting staff in a competitive labour market.

The financial performance is reviewed at each board meeting. A report detailing the performance for the previous month and the year to date relative to the budget, together with commentary there-on, is circulated in advance of each meeting.

The Trust's investments are managed on a discretionary basis by Investment Managers who submit a report on the performance of the investments on a quarterly basis. This is reviewed by the Chief Executive Officer and the Finance Director and is available to all the Trustees. Meetings are held with the Investment Managers to review the performance of the investments as required.

The Trust recorded a satisfactory financial outcome for the year although this owed much to Covid related financial support provided by the Government and Health and Social Care Trusts. The operating surplus for the year was £30,424 as compared with a deficit of £7,511 for 2021. The directors recognise that, without the support referred to above, the outcome for the year would have been a significant deficit. This demonstrates that, given the substantial inflation-driven increases in operating costs that arose in 2022 and are continuing, it is essential that the Government increases the funding of care for the elderly to a level that adequately reflects the cost of providing this service.

The Trustees consider it prudent to hold monies in reserve in the event that unforeseen circumstances should lead to financial difficulties which might put the future of its trading as a going concern and its employment capacity, general charitable work and property in jeopardy. The Trustees believe the strength of the Balance Sheet has helped maintain the business as a going concern during this year.

THE TOWELL BUILDING TRUST LIMITED

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

Structure, governance and management

The Trust is a company limited by guarantee, not having a share capital. It is registered in Northern Ireland (registration number: NI003511) and has obtained charitable status with The Charity Commission for Northern Ireland (reference number: NIC100773). It is governed by its Memorandum and Articles of Association. In the event of the company being wound up and a shortfall ensuing, the members are required to contribute an amount not exceeding fifty pence.

The Trustees, who are also the directors for the purpose of company law, and who served during the year and up to the date of signature of the financial statements were:

Mr D.G. Galbraith
Mr S. Duffield
Mr D. Kealey
Mrs M. Guiler
Mrs L. Hyndman
Mr I. Laird
Mrs V. Lapsley
Mr A.J. Martin
Mr G.R. McGowan
Mr J.C. Morton
Mr B. Robinson
Mrs J. Whiteside
Mr P.G. Fair

(Resigned 14 April 2022)

Under the terms of the Articles of Association one third of the Trustees are required to retire each year but may offer themselves for re-election at the Annual General Meeting.

The Trustees retiring by rotation this year are:

Mr J.C. Morton
Mr I.J. Laird
Mr G.R. McGowan
Mrs J. Whiteside

Mr P G Fair retired from the Board on 14 April 2022 having served with great distinction for very many years.

All of the Trustees give their time and skills voluntarily and receive no payments for the services they provide.

The Trustees aim to ensure that the Board consists of people suitably qualified with wide experience from a variety of backgrounds so as to bring a broad skills mix to the management of the company.

The Trustees have established a Risk Register to facilitate the development of the risk management process. The Register seeks to identify all significant risks that the Home faces along with action to mitigate and manage each risk that has been identified. The Register is subject to regular review and up-dated as deemed appropriate.

The Board of Trustees, appointed by the members of the Trust, meet regularly throughout the year. The executive management, in charge of the day-to-day operations, reports to the Board on a monthly basis. Sub-committees which have been established by the Board to deal with specific issues, meet as required and report to the Board accordingly.

THE TOWELL BUILDING TRUST LIMITED

STATEMENT OF TRUSTEES' RESPONSIBILITIES

FOR THE YEAR ENDED 31 DECEMBER 2022

The Trustees, who are also the directors of The Towell Building Trust Limited for the purpose of company law, are responsible for preparing the Trustees' Report and the accounts in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company Law requires the Trustees to prepare accounts for each financial year which give a true and fair view of the state of affairs of the Trust and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that year.

In preparing these accounts, 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 UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the accounts; and
- prepare the accounts on the going concern basis unless it is inappropriate to presume that the Trust will continue in operation.

The Trustees are responsible for keeping adequate accounting records that disclose with reasonable accuracy at any time the financial position of the Trust and enable them to ensure that the accounts comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the Trust and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

THE TOWELL BUILDING TRUST LIMITED

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE MEMBERS OF THE TOWELL BUILDING TRUST LIMITED

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the Trust and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report included within the Trustees' report.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the Trustees were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemptions in preparing the Trustees' report and from the requirement to prepare a strategic report.

Responsibilities of Trustees

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

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

The extent to which our procedures are capable of detecting irregularities, including fraud, is detailed below.

Explanation as to what extent the audit was considered capable of detecting irregularities, including fraud

The objectives of our audit in respect of fraud, are; to identify and assess the risks of material misstatement of the financial statements due to fraud; to obtain sufficient appropriate audit evidence regarding the assessed risks of material misstatement due to fraud, through designing and implementing appropriate responses to those assessed risks; and to respond appropriately to instances of fraud or suspected fraud identified during the audit. However, the primary responsibility for the prevention and detection of fraud rests with both management and those charged with governance of the charitable company.

THE TOWELL BUILDING TRUST LIMITED

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE MEMBERS OF THE TOWELL BUILDING TRUST LIMITED

Use of our report

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charitable company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charitable company and the charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.



Dr R I Peters Gallagher OBE FCA (Senior Statutory Auditor)
for and on behalf of Moore (N.I.) LLP

Chartered Accountants
Statutory Auditor

11 May 2023

4th Floor Donegall House
7 Donegall Square North
Belfast
BT1 5GB

THE TOWELL BUILDING TRUST LIMITED

BALANCE SHEET

AS AT 31 DECEMBER 2022

		2022		2021	
	Notes	£	£	£	£
Fixed assets					
Tangible assets	12	1,545,679		1,618,500	
Investments	13	415,252		441,831	
		<u>1,960,931</u>		<u>2,060,331</u>	
Current assets					
Debtors	14	63,802		70,705	
Cash at bank and in hand		292,616		273,477	
		<u>356,418</u>		<u>344,182</u>	
Creditors: amounts falling due within one year	17	<u>(395,448)</u>		<u>(423,731)</u>	
Net current liabilities			(39,030)		(79,549)
Total assets less current liabilities		<u>1,921,901</u>		<u>1,980,782</u>	
Creditors: amounts falling due after more than one year	18		(74,742)		(146,002)
Net assets		<u>1,847,159</u>		<u>1,834,780</u>	
Income funds					
Restricted funds		117,019		121,584	
Unrestricted funds - general		1,730,140		1,713,196	
		<u>1,847,159</u>		<u>1,834,780</u>	

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

The accounts were approved by the Trustees on 11 May 2023



Mr D.G. Galbraith
Trustee



Mrs M. Guiler
Trustee

Company Registration No. NI003511

THE TOWELL BUILDING TRUST LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2022

1 Accounting policies

Charity information

The Towell Building Trust Limited is a private company limited by guarantee incorporated in Northern Ireland. The registered office is 4th Floor Donegall House, 7 Donegall Square North, Belfast, BT1 5GB.

1.1 Accounting convention

The accounts have been prepared in accordance with the Trust's Memorandum and Articles of Association, 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 (FRS 102)" (as amended for accounting periods commencing from 1 January 2016). The Trust is a Public Benefit Entity as defined by FRS 102.

The financial statements are prepared in sterling, which is the functional currency of the Trust. Monetary amounts in these financial statements are rounded to the nearest £.

1.2 Going concern

At the time of approving the financial statements, the Trustees have a reasonable expectation that the Trust 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.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the Trustees in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

Endowment funds are subject to specific conditions by donors that the capital must be maintained by the Trust.

1.4 Incoming resources

Income is recognised when the Trust is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the Trust has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Legacies are recognised on receipt.

THE TOWELL BUILDING TRUST LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

1 Accounting policies

(Continued)

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Basic financial liabilities

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the Trust's contractual obligations expire or are discharged or cancelled.

1.11 Employee benefits

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the Trust is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

1.12 Retirement benefits

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

2 Critical accounting estimates and judgements

In the application of Towell Building Trust Limited's ("The Trust's") accounting policies, the Trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

THE TOWELL BUILDING TRUST LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

6 Investments/income

	Unrestricted funds general £	Restricted funds £	Total 2022 £	Total 2021 £
Dividend income	13,727	4,596	18,323	21,225
Bank interest receivable	919	-	919	967
	<u>14,646</u>	<u>4,596</u>	<u>19,242</u>	<u>22,192</u>
For the year ended 31 December 2021	<u>17,898</u>	<u>4,294</u>		<u>22,192</u>

7 Charitable activities

	Provision of charitable services £	Support costs £	Total 2022 £	Total 2021 £
Staff costs	1,764,180	673,998	2,438,178	2,277,252
Depreciation and impairment	126,883	-	126,883	159,062
Other direct costs	249,426	-	249,426	218,517
Other overheads	549,293	-	549,293	510,782
Audit & accountancy	6,400	-	6,400	5,850
Bank interest and charges	10,728	-	10,728	18,692
	<u>2,706,910</u>	<u>673,998</u>	<u>3,380,908</u>	<u>3,190,155</u>
	<u>2,706,910</u>	<u>673,998</u>	<u>3,380,908</u>	<u>3,190,155</u>

8 Net movement in funds

	2022 £	2021 £
Net movement in funds is stated after charging/(crediting)		
Fees payable to the company's auditor for the audit of the company's financial statements	5,850	5,850
Depreciation of owned tangible fixed assets	126,883	159,062
	<u>132,733</u>	<u>164,912</u>

9 Trustees

None of the Trustees (or any persons connected with them) received any remuneration or benefits from the Trust during the year. (2021 - none.)

THE TOWELL BUILDING TRUST LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

11 Net gains/(losses) on investments

	Unrestricted funds general £	Restricted funds £	Total 2022 £	Total 2021 £
Revaluation of investments	(14,436)	(271)	(14,707)	31,409
Loss on sale of investments	(3,339)	-	(3,339)	1,136
	<u>(17,775)</u>	<u>(271)</u>	<u>(18,046)</u>	<u>32,545</u>
For the year ended 31 December 2021	<u>23,803</u>	<u>8,742</u>		<u>32,545</u>

12 Tangible fixed assets

	Freehold land and buildings £	Fixtures and fittings £	Sensory Garden Capital £	Total £
Cost				
At 1 January 2022	2,195,522	1,728,936	57,307	3,981,765
Additions	22,969	31,094	-	54,063
At 31 December 2022	<u>2,218,491</u>	<u>1,760,030</u>	<u>57,307</u>	<u>4,035,828</u>
Depreciation and impairment				
At 1 January 2022	764,642	1,541,317	57,307	2,363,266
Depreciation charged in the year	43,370	83,513	-	126,883
At 31 December 2022	<u>808,012</u>	<u>1,624,830</u>	<u>57,307</u>	<u>2,490,149</u>
Carrying amount				
At 31 December 2022	<u>1,410,479</u>	<u>135,200</u>	<u>-</u>	<u>1,545,679</u>
At 31 December 2021	<u>1,430,880</u>	<u>187,620</u>	<u>-</u>	<u>1,618,500</u>

THE TOWELL BUILDING TRUST LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

15	Financial instruments		2022	2021
			£	£
	Carrying amount of financial assets			
	Debt instruments measured at amortised cost		32,181	46,245
	Instruments measured at fair value through profit or loss		415,252	441,831
			<u>447,433</u>	<u>488,076</u>
	Carrying amount of financial liabilities			
	Measured at amortised cost		422,301	507,562
			<u>422,301</u>	<u>507,562</u>
16	Loans and overdrafts		2022	2021
			£	£
	Bank overdrafts		3,107	4,173
	Bank loans		145,944	214,350
			<u>149,051</u>	<u>218,523</u>
	Payable within one year		74,309	72,521
	Payable after one year		74,742	146,002
			<u>149,051</u>	<u>218,523</u>
17	Creditors: amounts falling due within one year		2022	2021
			£	£
		Notes		
	Bank loans and overdrafts	16	74,309	72,521
	Other taxation and social security		47,889	62,171
	Trade creditors		80,599	162,207
	Other creditors		4,538	1,415
	Accruals and deferred income		188,113	125,417
			<u>395,448</u>	<u>423,731</u>
18	Creditors: amounts falling due after more than one year		2022	2021
			£	£
		Notes		
	Bank loans	16	74,742	146,002
19	Retirement benefit schemes			
	Defined contribution schemes			
	The Trust operates a defined contribution pension scheme for all qualifying employees. The assets of the scheme are held separately from those of the Trust in an independently administered fund.			
	The charge to profit or loss in respect of defined contribution schemes was £91,402 (2021 - £82,600).			

THE TOWELL BUILDING TRUST LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

24	Cash generated from operations	2022	2021
		£	£
	Surplus for the year	12,379	25,034
	Adjustments for:		
	Investment income recognised in statement of financial activities	(19,242)	(22,192)
	Loss/(gain) on disposal of investments	3,339	(1,136)
	Fair value gains and losses on investments	14,707	(31,409)
	Depreciation and impairment of tangible fixed assets	126,883	159,062
	Movements in working capital:		
	Decrease in debtors	6,903	31,876
	(Decrease) in creditors	(30,071)	119,694
	Cash generated from operations	114,898	280,929
25	Auditors' Ethical Standards		

In common with many businesses of our size and nature we use our auditors to assist with the compilation of the statutory financial statements.

The Towell Building Trust Ltd

Northern Ireland - Charity number 100773

Annual report

Charity Registration No. NIC100773

Company Registration No. NI003511 (Northern Ireland)

THE TOWELL BUILDING TRUST LIMITED
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022

THE TOWELL BUILDING TRUST LIMITED

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	Mr D.G. Galbraith Mr S. Duffield Mr D. Kealey Mrs M. Guiler Mrs L. Hyndman Mr I. Laird Mrs V. Lapsley Mr A.J. Martin Mr G.R. McGowan Mr J.C. Morton Mr B. Robinson Mrs J. Whiteside
Secretary	Mrs J. Brooker
Charity number	NIC100773
Company number	NI003511
Principal address	Towell House 57 Kings Road Knock Co Antrim BT5 7BS
Registered office	4th Floor Donegall House 7 Donegall Square North Belfast BT1 5GB
Auditor	Moore (N.I.) LLP 4th Floor Donegall House 7 Donegall Square North Belfast BT1 5GB
Bankers	Danske Bank Donegall Square West Belfast BT1 6JS
Solicitors	Crawford Lockhart Black Linenhall House 13 Linenhall Street Belfast BT2 8AA

THE TOWELL BUILDING TRUST LIMITED

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

How our activities deliver public benefit

Public benefit from our services is directed at the frail and elderly population aged over 65 years or physically disabled population aged under 65 years irrespective of their means. Direct benefits are derived from a number of our services:

- Provision of accommodation;
- Assessing need and providing care appropriate to these assessed needs;
- Providing an all inclusive facility with a range of activities appropriate to the individual to prevent feelings of boredom and social isolation;
- Providing an environment that promotes improved physical and mental health and well being;
- Providing respite care to the frail and elderly population aged over 65 years or physically disabled population aged under 65 years, enabling carers to have a break. This provides additional support to carers, assisting them in continuing their caring role at home with their service user; and
- Providing step-down care to hospitalised patients who are either frail and elderly and aged 65 years and above or physically disabled and aged under 65 years. We assist with the recovery and rehabilitation as a stepping stone to returning to their own homes.

Achievements and performance

The operation of the home has returned to normal following the ending of the Covid-19 directives and regulations. Demand for the type of care we offer rose significantly with average occupancy of 97% compared to 91% for 2021.

Financial review

The Trustees believe it is very important that the Trust is financially secure and that the financial performance is reviewed regularly. A budget is prepared annually and is discussed and agreed by the board. In the course of the discussion the directors consider issues that are likely to impact on the current year and issues that are known will arise in the future. The key issues that have been identified are the adequacy of the level of funding paid by the Health & Social Care Trusts and the cost implications of retaining and recruiting staff in a competitive labour market.

The financial performance is reviewed at each board meeting. A report detailing the performance for the previous month and the year to date relative to the budget, together with commentary there-on, is circulated in advance of each meeting.

The Trust's investments are managed on a discretionary basis by Investment Managers who submit a report on the performance of the investments on a quarterly basis. This is reviewed by the Chief Executive Officer and the Finance Director and is available to all the Trustees. Meetings are held with the Investment Managers to review the performance of the investments as required.

The Trust recorded a satisfactory financial outcome for the year although this owed much to Covid related financial support provided by the Government and Health and Social Care Trusts. The operating surplus for the year was £30,424 as compared with a deficit of £7,511 for 2021. The directors recognise that, without the support referred to above, the outcome for the year would have been a significant deficit. This demonstrates that, given the substantial inflation-driven increases in operating costs that arose in 2022 and are continuing, it is essential that the Government increases the funding of care for the elderly to a level that adequately reflects the cost of providing this service.

The Trustees consider it prudent to hold monies in reserve in the event that unforeseen circumstances should lead to financial difficulties which might put the future of its trading as a going concern and its employment capacity, general charitable work and property in jeopardy. The Trustees believe the strength of the Balance Sheet has helped maintain the business as a going concern during this year.

THE TOWELL BUILDING TRUST LIMITED

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

Structure, governance and management

The Trust is a company limited by guarantee, not having a share capital. It is registered in Northern Ireland (registration number: NI003511) and has obtained charitable status with The Charity Commission for Northern Ireland (reference number: NIC100773). It is governed by its Memorandum and Articles of Association. In the event of the company being wound up and a shortfall ensuing, the members are required to contribute an amount not exceeding fifty pence.

The Trustees, who are also the directors for the purpose of company law, and who served during the year and up to the date of signature of the financial statements were:

Mr D.G. Galbraith
Mr S. Duffield
Mr D. Kealey
Mrs M. Guiler
Mrs L. Hyndman
Mr I. Laird
Mrs V. Lapsley
Mr A.J. Martin
Mr G.R. McGowan
Mr J.C. Morton
Mr B. Robinson
Mrs J. Whiteside
Mr P.G. Fair

(Resigned 14 April 2022)

Under the terms of the Articles of Association one third of the Trustees are required to retire each year but may offer themselves for re-election at the Annual General Meeting.

The Trustees retiring by rotation this year are:

Mr J.C. Morton
Mr I.J. Laird
Mr G.R McGowan
Mrs J. Whiteside

Mr P G Fair retired from the Board on 14 April 2022 having served with great distinction for very many years.

All of the Trustees give their time and skills voluntarily and receive no payments for the services they provide.

The Trustees aim to ensure that the Board consists of people suitably qualified with wide experience from a variety of backgrounds so as to bring a broad skills mix to the management of the company.

The Trustees have established a Risk Register to facilitate the development of the risk management process. The Register seeks to identify all significant risks that the Home faces along with action to mitigate and manage each risk that has been identified. The Register is subject to regular review and up-dated as deemed appropriate.

The Board of Trustees, appointed by the members of the Trust, meet regularly throughout the year. The executive management, in charge of the day-to-day operations, reports to the Board on a monthly basis. Sub-committees which have been established by the Board to deal with specific issues, meet as required and report to the Board accordingly.

THE TOWELL BUILDING TRUST LIMITED

STATEMENT OF TRUSTEES' RESPONSIBILITIES

FOR THE YEAR ENDED 31 DECEMBER 2022

The Trustees, who are also the directors of The Towell Building Trust Limited for the purpose of company law, are responsible for preparing the Trustees' Report and the accounts in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company Law requires the Trustees to prepare accounts for each financial year which give a true and fair view of the state of affairs of the Trust and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that year.

In preparing these accounts, 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 UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the accounts; and
- prepare the accounts on the going concern basis unless it is inappropriate to presume that the Trust will continue in operation.

The Trustees are responsible for keeping adequate accounting records that disclose with reasonable accuracy at any time the financial position of the Trust and enable them to ensure that the accounts comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the Trust and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

THE TOWELL BUILDING TRUST LIMITED

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE MEMBERS OF THE TOWELL BUILDING TRUST LIMITED

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the Trust and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report included within the Trustees' report.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the Trustees were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemptions in preparing the Trustees' report and from the requirement to prepare a strategic report.

Responsibilities of Trustees

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

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

The extent to which our procedures are capable of detecting irregularities, including fraud, is detailed below.

Explanation as to what extent the audit was considered capable of detecting irregularities, including fraud

The objectives of our audit in respect of fraud, are; to identify and assess the risks of material misstatement of the financial statements due to fraud; to obtain sufficient appropriate audit evidence regarding the assessed risks of material misstatement due to fraud, through designing and implementing appropriate responses to those assessed risks; and to respond appropriately to instances of fraud or suspected fraud identified during the audit. However, the primary responsibility for the prevention and detection of fraud rests with both management and those charged with governance of the charitable company.

THE TOWELL BUILDING TRUST LIMITED

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE MEMBERS OF THE TOWELL BUILDING TRUST LIMITED

Use of our report

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charitable company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charitable company and the charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.



Dr R I Peters Gallagher OBE FCA (Senior Statutory Auditor)
for and on behalf of Moore (N.I.) LLP

11 May 2023

Chartered Accountants
Statutory Auditor

4th Floor Donegall House
7 Donegall Square North
Belfast
BT1 5GB

THE TOWELL BUILDING TRUST LIMITED

BALANCE SHEET

AS AT 31 DECEMBER 2022

		2022		2021	
	Notes	£	£	£	£
Fixed assets					
Tangible assets	12	1,545,679		1,618,500	
Investments	13	415,252		441,831	
		<u>1,960,931</u>		<u>2,060,331</u>	
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Cash at bank and in hand		292,616		273,477	
		<u>356,418</u>		<u>344,182</u>	
Creditors: amounts falling due within one year	17	<u>(395,448)</u>		<u>(423,731)</u>	
Net current liabilities			(39,030)		(79,549)
Total assets less current liabilities		<u>1,921,901</u>		<u>1,980,782</u>	
Creditors: amounts falling due after more than one year	18		(74,742)		(146,002)
Net assets		<u>1,847,159</u>		<u>1,834,780</u>	
Income funds					
Restricted funds		117,019		121,584	
Unrestricted funds - general		1,730,140		1,713,196	
		<u>1,847,159</u>		<u>1,834,780</u>	

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

The accounts were approved by the Trustees on 11 May 2023



Mr D.G. Galbraith
Trustee



Mrs M. Guiler
Trustee

Company Registration No. NI003511

THE TOWELL BUILDING TRUST LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2022

1 Accounting policies

Charity information

The Towell Building Trust Limited is a private company limited by guarantee incorporated in Northern Ireland. The registered office is 4th Floor Donegall House, 7 Donegall Square North, Belfast, BT1 5GB.

1.1 Accounting convention

The accounts have been prepared in accordance with the Trust's Memorandum and Articles of Association, 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 (FRS 102)" (as amended for accounting periods commencing from 1 January 2016). The Trust is a Public Benefit Entity as defined by FRS 102.

The financial statements are prepared in sterling, which is the functional currency of the Trust. Monetary amounts in these financial statements are rounded to the nearest £.

1.2 Going concern

At the time of approving the financial statements, the Trustees have a reasonable expectation that the Trust 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.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the Trustees in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

Endowment funds are subject to specific conditions by donors that the capital must be maintained by the Trust.

1.4 Incoming resources

Income is recognised when the Trust is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the Trust has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Legacies are recognised on receipt.

THE TOWELL BUILDING TRUST LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

1 Accounting policies

(Continued)

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Basic financial liabilities

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the Trust's contractual obligations expire or are discharged or cancelled.

1.11 Employee benefits

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the Trust is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

1.12 Retirement benefits

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

2 Critical accounting estimates and judgements

In the application of Towell Building Trust Limited's ("The Trust's") accounting policies, the Trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

THE TOWELL BUILDING TRUST LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

6 Investments/income

	Unrestricted funds general £	Restricted funds £	Total 2022 £	Total 2021 £
Dividend income	13,727	4,596	18,323	21,225
Bank interest receivable	919	-	919	967
	<u>14,646</u>	<u>4,596</u>	<u>19,242</u>	<u>22,192</u>
For the year ended 31 December 2021	<u>17,898</u>	<u>4,294</u>		<u>22,192</u>

7 Charitable activities

	Provision of charitable services £	Support costs £	Total 2022 £	Total 2021 £
Staff costs	1,764,180	673,998	2,438,178	2,277,252
Depreciation and impairment	126,883	-	126,883	159,062
Other direct costs	249,426	-	249,426	218,517
Other overheads	549,293	-	549,293	510,782
Audit & accountancy	6,400	-	6,400	5,850
Bank interest and charges	10,728	-	10,728	18,692
	<u>2,706,910</u>	<u>673,998</u>	<u>3,380,908</u>	<u>3,190,155</u>
	<u>2,706,910</u>	<u>673,998</u>	<u>3,380,908</u>	<u>3,190,155</u>

8 Net movement in funds

	2022 £	2021 £
Net movement in funds is stated after charging/(crediting)		
Fees payable to the company's auditor for the audit of the company's financial statements	5,850	5,850
Depreciation of owned tangible fixed assets	126,883	159,062

9 Trustees

None of the Trustees (or any persons connected with them) received any remuneration or benefits from the Trust during the year. (2021 - none.)

THE TOWELL BUILDING TRUST LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

11 Net gains/(losses) on investments

	Unrestricted funds general £	Restricted funds £	Total 2022 £	Total 2021 £
Revaluation of investments	(14,436)	(271)	(14,707)	31,409
Loss on sale of investments	(3,339)	-	(3,339)	1,136
	<u>(17,775)</u>	<u>(271)</u>	<u>(18,046)</u>	<u>32,545</u>
For the year ended 31 December 2021	<u>23,803</u>	<u>8,742</u>		<u>32,545</u>

12 Tangible fixed assets

	Freehold land and buildings £	Fixtures and fittings £	Sensory Garden Capital £	Total £
Cost				
At 1 January 2022	2,195,522	1,728,936	57,307	3,981,765
Additions	22,969	31,094	-	54,063
At 31 December 2022	<u>2,218,491</u>	<u>1,760,030</u>	<u>57,307</u>	<u>4,035,828</u>
Depreciation and impairment				
At 1 January 2022	764,642	1,541,317	57,307	2,363,266
Depreciation charged in the year	43,370	83,513	-	126,883
At 31 December 2022	<u>808,012</u>	<u>1,624,830</u>	<u>57,307</u>	<u>2,490,149</u>
Carrying amount				
At 31 December 2022	<u>1,410,479</u>	<u>135,200</u>	<u>-</u>	<u>1,545,679</u>
At 31 December 2021	<u>1,430,880</u>	<u>187,620</u>	<u>-</u>	<u>1,618,500</u>

THE TOWELL BUILDING TRUST LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

15	Financial instruments		2022	2021
			£	£
	Carrying amount of financial assets			
	Debt instruments measured at amortised cost		32,181	46,245
	Instruments measured at fair value through profit or loss		415,252	441,831
			<u>447,433</u>	<u>488,076</u>
	Carrying amount of financial liabilities			
	Measured at amortised cost		422,301	507,562
			<u>422,301</u>	<u>507,562</u>
16	Loans and overdrafts		2022	2021
			£	£
	Bank overdrafts		3,107	4,173
	Bank loans		145,944	214,350
			<u>149,051</u>	<u>218,523</u>
	Payable within one year		74,309	72,521
	Payable after one year		74,742	146,002
			<u>149,051</u>	<u>218,523</u>
17	Creditors: amounts falling due within one year		2022	2021
			£	£
		Notes		
	Bank loans and overdrafts	16	74,309	72,521
	Other taxation and social security		47,889	62,171
	Trade creditors		80,599	162,207
	Other creditors		4,538	1,415
	Accruals and deferred income		188,113	125,417
			<u>395,448</u>	<u>423,731</u>
18	Creditors: amounts falling due after more than one year		2022	2021
			£	£
	Bank loans	16	74,742	146,002
19	Retirement benefit schemes			
	Defined contribution schemes			
	The Trust operates a defined contribution pension scheme for all qualifying employees. The assets of the scheme are held separately from those of the Trust in an independently administered fund.			
	The charge to profit or loss in respect of defined contribution schemes was £91,402 (2021 - £82,600).			

THE TOWELL BUILDING TRUST LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

24	Cash generated from operations	2022	2021
		£	£
	Surplus for the year	12,379	25,034
	Adjustments for:		
	Investment income recognised in statement of financial activities	(19,242)	(22,192)
	Loss/(gain) on disposal of investments	3,339	(1,136)
	Fair value gains and losses on investments	14,707	(31,409)
	Depreciation and impairment of tangible fixed assets	126,883	159,062
	Movements in working capital:		
	Decrease in debtors	6,903	31,876
	(Decrease) in creditors	(30,071)	119,694
	Cash generated from operations	114,898	280,929
25	Auditors' Ethical Standards		

In common with many businesses of our size and nature we use our auditors to assist with the compilation of the statutory financial statements.

The Towell Building Trust Ltd

Northern Ireland - Charity number 100773

Annual return

Charity Registration No. NIC100773

Company Registration No. NI003511 (Northern Ireland)

THE TOWELL BUILDING TRUST LIMITED
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022

THE TOWELL BUILDING TRUST LIMITED

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	Mr D.G. Galbraith Mr S. Duffield Mr D. Kealey Mrs M. Guiler Mrs L. Hyndman Mr I. Laird Mrs V. Lapsley Mr A.J. Martin Mr G.R. McGowan Mr J.C. Morton Mr B. Robinson Mrs J. Whiteside
Secretary	Mrs J. Brooker
Charity number	NIC100773
Company number	NI003511
Principal address	Towell House 57 Kings Road Knock Co Antrim BT5 7BS
Registered office	4th Floor Donegall House 7 Donegall Square North Belfast BT1 5GB
Auditor	Moore (N.I.) LLP 4th Floor Donegall House 7 Donegall Square North Belfast BT1 5GB
Bankers	Danske Bank Donegall Square West Belfast BT1 6JS
Solicitors	Crawford Lockhart Black Linenhall House 13 Linenhall Street Belfast BT2 8AA

THE TOWELL BUILDING TRUST LIMITED

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

How our activities deliver public benefit

Public benefit from our services is directed at the frail and elderly population aged over 65 years or physically disabled population aged under 65 years irrespective of their means. Direct benefits are derived from a number of our services:

- Provision of accommodation;
- Assessing need and providing care appropriate to these assessed needs;
- Providing an all inclusive facility with a range of activities appropriate to the individual to prevent feelings of boredom and social isolation;
- Providing an environment that promotes improved physical and mental health and well being;
- Providing respite care to the frail and elderly population aged over 65 years or physically disabled population aged under 65 years, enabling carers to have a break. This provides additional support to carers, assisting them in continuing their caring role at home with their service user; and
- Providing step-down care to hospitalised patients who are either frail and elderly and aged 65 years and above or physically disabled and aged under 65 years. We assist with the recovery and rehabilitation as a stepping stone to returning to their own homes.

Achievements and performance

The operation of the home has returned to normal following the ending of the Covid-19 directives and regulations. Demand for the type of care we offer rose significantly with average occupancy of 97% compared to 91% for 2021.

Financial review

The Trustees believe it is very important that the Trust is financially secure and that the financial performance is reviewed regularly. A budget is prepared annually and is discussed and agreed by the board. In the course of the discussion the directors consider issues that are likely to impact on the current year and issues that are known will arise in the future. The key issues that have been identified are the adequacy of the level of funding paid by the Health & Social Care Trusts and the cost implications of retaining and recruiting staff in a competitive labour market.

The financial performance is reviewed at each board meeting. A report detailing the performance for the previous month and the year to date relative to the budget, together with commentary there-on, is circulated in advance of each meeting.

The Trust's investments are managed on a discretionary basis by Investment Managers who submit a report on the performance of the investments on a quarterly basis. This is reviewed by the Chief Executive Officer and the Finance Director and is available to all the Trustees. Meetings are held with the Investment Managers to review the performance of the investments as required.

The Trust recorded a satisfactory financial outcome for the year although this owed much to Covid related financial support provided by the Government and Health and Social Care Trusts. The operating surplus for the year was £30,424 as compared with a deficit of £7,511 for 2021. The directors recognise that, without the support referred to above, the outcome for the year would have been a significant deficit. This demonstrates that, given the substantial inflation-driven increases in operating costs that arose in 2022 and are continuing, it is essential that the Government increases the funding of care for the elderly to a level that adequately reflects the cost of providing this service.

The Trustees consider it prudent to hold monies in reserve in the event that unforeseen circumstances should lead to financial difficulties which might put the future of its trading as a going concern and its employment capacity, general charitable work and property in jeopardy. The Trustees believe the strength of the Balance Sheet has helped maintain the business as a going concern during this year.

THE TOWELL BUILDING TRUST LIMITED

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

Structure, governance and management

The Trust is a company limited by guarantee, not having a share capital. It is registered in Northern Ireland (registration number: NI003511) and has obtained charitable status with The Charity Commission for Northern Ireland (reference number: NIC100773). It is governed by its Memorandum and Articles of Association. In the event of the company being wound up and a shortfall ensuing, the members are required to contribute an amount not exceeding fifty pence.

The Trustees, who are also the directors for the purpose of company law, and who served during the year and up to the date of signature of the financial statements were:

Mr D.G. Galbraith
Mr S. Duffield
Mr D. Kealey
Mrs M. Guiler
Mrs L. Hyndman
Mr I. Laird
Mrs V. Lapsley
Mr A.J. Martin
Mr G.R. McGowan
Mr J.C. Morton
Mr B. Robinson
Mrs J. Whiteside
Mr P.G. Fair

(Resigned 14 April 2022)

Under the terms of the Articles of Association one third of the Trustees are required to retire each year but may offer themselves for re-election at the Annual General Meeting.

The Trustees retiring by rotation this year are:

Mr J.C. Morton
Mr I.J. Laird
Mr G.R. McGowan
Mrs J. Whiteside

Mr P G Fair retired from the Board on 14 April 2022 having served with great distinction for very many years.

All of the Trustees give their time and skills voluntarily and receive no payments for the services they provide.

The Trustees aim to ensure that the Board consists of people suitably qualified with wide experience from a variety of backgrounds so as to bring a broad skills mix to the management of the company.

The Trustees have established a Risk Register to facilitate the development of the risk management process. The Register seeks to identify all significant risks that the Home faces along with action to mitigate and manage each risk that has been identified. The Register is subject to regular review and up-dated as deemed appropriate.

The Board of Trustees, appointed by the members of the Trust, meet regularly throughout the year. The executive management, in charge of the day-to-day operations, reports to the Board on a monthly basis. Sub-committees which have been established by the Board to deal with specific issues, meet as required and report to the Board accordingly.

THE TOWELL BUILDING TRUST LIMITED

STATEMENT OF TRUSTEES' RESPONSIBILITIES

FOR THE YEAR ENDED 31 DECEMBER 2022

The Trustees, who are also the directors of The Towell Building Trust Limited for the purpose of company law, are responsible for preparing the Trustees' Report and the accounts in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company Law requires the Trustees to prepare accounts for each financial year which give a true and fair view of the state of affairs of the Trust and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that year.

In preparing these accounts, 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 UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the accounts; and
- prepare the accounts on the going concern basis unless it is inappropriate to presume that the Trust will continue in operation.

The Trustees are responsible for keeping adequate accounting records that disclose with reasonable accuracy at any time the financial position of the Trust and enable them to ensure that the accounts comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the Trust and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

THE TOWELL BUILDING TRUST LIMITED

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE MEMBERS OF THE TOWELL BUILDING TRUST LIMITED

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the Trust and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report included within the Trustees' report.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the Trustees were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemptions in preparing the Trustees' report and from the requirement to prepare a strategic report.

Responsibilities of Trustees

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

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

The extent to which our procedures are capable of detecting irregularities, including fraud, is detailed below.

Explanation as to what extent the audit was considered capable of detecting irregularities, including fraud

The objectives of our audit in respect of fraud, are; to identify and assess the risks of material misstatement of the financial statements due to fraud; to obtain sufficient appropriate audit evidence regarding the assessed risks of material misstatement due to fraud, through designing and implementing appropriate responses to those assessed risks; and to respond appropriately to instances of fraud or suspected fraud identified during the audit. However, the primary responsibility for the prevention and detection of fraud rests with both management and those charged with governance of the charitable company.

THE TOWELL BUILDING TRUST LIMITED

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE MEMBERS OF THE TOWELL BUILDING TRUST LIMITED

Use of our report

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charitable company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charitable company and the charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.



Dr R I Peters Gallagher OBE FCA (Senior Statutory Auditor)
for and on behalf of Moore (N.I.) LLP

Chartered Accountants
Statutory Auditor

11 May 2023

4th Floor Donegall House
7 Donegall Square North
Belfast
BT1 5GB

THE TOWELL BUILDING TRUST LIMITED

BALANCE SHEET

AS AT 31 DECEMBER 2022

		2022		2021	
	Notes	£	£	£	£
Fixed assets					
Tangible assets	12		1,545,679		1,618,500
Investments	13		415,252		441,831
			<u>1,960,931</u>		<u>2,060,331</u>
Current assets					
Debtors	14	63,802		70,705	
Cash at bank and in hand		292,616		273,477	
		<u>356,418</u>		<u>344,182</u>	
Creditors: amounts falling due within one year	17	<u>(395,448)</u>		<u>(423,731)</u>	
Net current liabilities			(39,030)		(79,549)
Total assets less current liabilities			<u>1,921,901</u>		<u>1,980,782</u>
Creditors: amounts falling due after more than one year	18		<u>(74,742)</u>		<u>(146,002)</u>
Net assets			<u><u>1,847,159</u></u>		<u><u>1,834,780</u></u>
Income funds					
Restricted funds			117,019		121,584
Unrestricted funds - general			1,730,140		1,713,196
			<u>1,847,159</u>		<u>1,834,780</u>

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

The accounts were approved by the Trustees on 11 May 2023



Mr D.G. Galbraith
Trustee



Mrs M. Guiler
Trustee

Company Registration No. NI003511

THE TOWELL BUILDING TRUST LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2022

1 Accounting policies

Charity information

The Towell Building Trust Limited is a private company limited by guarantee incorporated in Northern Ireland. The registered office is 4th Floor Donegall House, 7 Donegall Square North, Belfast, BT1 5GB.

1.1 Accounting convention

The accounts have been prepared in accordance with the Trust's Memorandum and Articles of Association, 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 (FRS 102)" (as amended for accounting periods commencing from 1 January 2016). The Trust is a Public Benefit Entity as defined by FRS 102.

The financial statements are prepared in sterling, which is the functional currency of the Trust. Monetary amounts in these financial statements are rounded to the nearest £.

1.2 Going concern

At the time of approving the financial statements, the Trustees have a reasonable expectation that the Trust 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.

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Unrestricted funds are available for use at the discretion of the Trustees in furtherance of their charitable objectives.

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THE TOWELL BUILDING TRUST LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

1 Accounting policies

(Continued)

Basic financial assets

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Derecognition of financial liabilities

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The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the Trust is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

1.12 Retirement benefits

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The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

THE TOWELL BUILDING TRUST LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

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For the year ended 31 December 2021	<u>17,898</u>	<u>4,294</u>		<u>22,192</u>

7 Charitable activities

	Provision of charitable services £	Support costs £	Total 2022 £	Total 2021 £
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Bank interest and charges	10,728	-	10,728	18,692
	<u>2,706,910</u>	<u>673,998</u>	<u>3,380,908</u>	<u>3,190,155</u>
	<u>2,706,910</u>	<u>673,998</u>	<u>3,380,908</u>	<u>3,190,155</u>

8 Net movement in funds

	2022 £	2021 £
Net movement in funds is stated after charging/(crediting)		
Fees payable to the company's auditor for the audit of the company's financial statements	5,850	5,850
Depreciation of owned tangible fixed assets	126,883	159,062
	<u>132,733</u>	<u>164,912</u>

9 Trustees

None of the Trustees (or any persons connected with them) received any remuneration or benefits from the Trust during the year. (2021 - none.)

THE TOWELL BUILDING TRUST LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

11 Net gains/(losses) on investments

	Unrestricted funds general £	Restricted funds £	Total 2022 £	Total 2021 £
Revaluation of investments	(14,436)	(271)	(14,707)	31,409
Loss on sale of investments	(3,339)	-	(3,339)	1,136
	<u>(17,775)</u>	<u>(271)</u>	<u>(18,046)</u>	<u>32,545</u>
For the year ended 31 December 2021	<u>23,803</u>	<u>8,742</u>		<u>32,545</u>

12 Tangible fixed assets

	Freehold land and buildings £	Fixtures and fittings £	Sensory Garden Capital £	Total £
Cost				
At 1 January 2022	2,195,522	1,728,936	57,307	3,981,765
Additions	22,969	31,094	-	54,063
At 31 December 2022	<u>2,218,491</u>	<u>1,760,030</u>	<u>57,307</u>	<u>4,035,828</u>
Depreciation and impairment				
At 1 January 2022	764,642	1,541,317	57,307	2,363,266
Depreciation charged in the year	43,370	83,513	-	126,883
At 31 December 2022	<u>808,012</u>	<u>1,624,830</u>	<u>57,307</u>	<u>2,490,149</u>
Carrying amount				
At 31 December 2022	<u>1,410,479</u>	<u>135,200</u>	<u>-</u>	<u>1,545,679</u>
At 31 December 2021	<u>1,430,880</u>	<u>187,620</u>	<u>-</u>	<u>1,618,500</u>

THE TOWELL BUILDING TRUST LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

15 Financial instruments		2022	2021
		£	£
Carrying amount of financial assets			
Debt instruments measured at amortised cost		32,181	46,245
Instruments measured at fair value through profit or loss		415,252	441,831
		<u>447,433</u>	<u>488,076</u>
Carrying amount of financial liabilities			
Measured at amortised cost		422,301	507,562
		<u>422,301</u>	<u>507,562</u>
16 Loans and overdrafts		2022	2021
		£	£
Bank overdrafts		3,107	4,173
Bank loans		145,944	214,350
		<u>149,051</u>	<u>218,523</u>
Payable within one year		74,309	72,521
Payable after one year		74,742	146,002
		<u>149,051</u>	<u>218,523</u>
17 Creditors: amounts falling due within one year		2022	2021
	Notes	£	£
Bank loans and overdrafts	16	74,309	72,521
Other taxation and social security		47,889	62,171
Trade creditors		80,599	162,207
Other creditors		4,538	1,415
Accruals and deferred income		188,113	125,417
		<u>395,448</u>	<u>423,731</u>
18 Creditors: amounts falling due after more than one year		2022	2021
	Notes	£	£
Bank loans	16	74,742	146,002
		<u>74,742</u>	<u>146,002</u>
19 Retirement benefit schemes			
Defined contribution schemes			
The Trust operates a defined contribution pension scheme for all qualifying employees. The assets of the scheme are held separately from those of the Trust in an independently administered fund.			
The charge to profit or loss in respect of defined contribution schemes was £91,402 (2021 - £82,600).			

THE TOWELL BUILDING TRUST LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

24	Cash generated from operations	2022	2021
		£	£
	Surplus for the year	12,379	25,034
	Adjustments for:		
	Investment income recognised in statement of financial activities	(19,242)	(22,192)
	Loss/(gain) on disposal of investments	3,339	(1,136)
	Fair value gains and losses on investments	14,707	(31,409)
	Depreciation and impairment of tangible fixed assets	126,883	159,062
	Movements in working capital:		
	Decrease in debtors	6,903	31,876
	(Decrease) in creditors	(30,071)	119,694
	Cash generated from operations	114,898	280,929
25	Auditors' Ethical Standards		

In common with many businesses of our size and nature we use our auditors to assist with the compilation of the statutory financial statements.