

# Belfast Buildings Trust

Northern Ireland · Charity number 100818

## Details

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**Known as** BBT

**Status** Received

**Registered** 2014-10-29

**Register** [View on the Charity Commission for Northern Ireland register](#)

## Contact

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**Address** Belfast Buildings Trust  
The Gate Lodge  
511A Ormeau Road  
Belfast  
BT7 3gs  
BT7 3GS

**Phone** 02890644496

**Email** [info@belfastbuildingstrust.org](mailto:info@belfastbuildingstrust.org)

**Website** [www.belfastbuildingstrust.org](http://www.belfastbuildingstrust.org)

## Activities

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**Purposes:** To secure by such means as are available for the public benefit the preservation, protection and improvement of buildings or structures of particular beauty, or of historic, environmental, architectural or constructional merit or interest in the greater Belfast area, and to stimulate and educate public interest therein.

**What the charity does:** The advancement of education, The advancement of citizenship or community development, The advancement of the arts, culture, heritage or science

**How the charity works:** Advice/advocacy/information, Arts, Community development, Community enterprise, Cultural, Economic development, General charitable purposes, Heritage/historical, Urban development, Youth development

**Who the charity helps:** General public, Specific areas of deprivation, Voluntary and community sector, Youth (14-25 year olds)

## Finances

Period end	Income	Expenditure	Assets	Employees
2024-09-30	£76,159	£198,118	£0	1

## Trustees

Name	Role	Appointed
Barry O'donnell		
Fionnuala Jay-O'boyle Cbe LI		
Kathryn Collie		
Miss Joanne Corr		
Mr David Auld		
Mr Michael Boyce		
Mrs Eimear Callaghan		
Ms Rita Harkin		
Paul Millar		

**Belfast Buildings Trust**

Northern Ireland - Charity number 100818

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# Accounts

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Company registration number: NI031327

Charity registration number: 100818

# Belfast Buildings Trust

(A company limited by guarantee)

Annual Report and Financial Statements

for the Year Ended 30 September 2024

Hopper & Co  
Chartered Accountants & Registered Auditors  
6 Doagh Road  
Ballyclare  
Co Antrim  
BT39 9BG

# **Belfast Buildings Trust**

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## **Belfast Buildings Trust**

### **Reference and Administrative Details**

<b>Trustees</b>	Dame F Jay-O'Boyle, Patron Mr P Millar, Director & Trustee Mrs J Corr Mr B O'Donnell Mrs R Harkin Mrs K Collie
<b>Senior Management / Leadership Team</b>	Mr S Quinn, Development Director
<b>Charity Registration Number</b>	100818
<b>Company Registration Number</b>	NI031327
<b>Registered Office</b>	The charity is incorporated in Northern Ireland. The Gate Lodge 511A Ormeau Road Belfast Antrim BT7 3GS
<b>Independent Examiner</b>	Hopper & Co Chartered Accountants & Registered Auditors 6 Doagh Road Ballyclare Co Antrim BT39 9BG
<b>Solicitors:</b>	Cleaver, Fulton and Rankin 50 Bedford Street Belfast

# **Belfast Buildings Trust**

## **Trustees' Report**

The trustees, who are directors for the purposes of company law, present the annual report together with the financial statements of the charitable company for the year ended 30 September 2024.

### **Objectives and activities**

#### ***Objects and aims***

Belfast Buildings Trust delivers physical, social, and economic regeneration through the reuse of historic and landmark buildings in Belfast. It works with local people to develop sustainable uses for buildings which are perceived as having no viable economic use and to champion relevant, authentic, and impactful regeneration.

#### ***Objectives, strategies and activities***

The Trust supports and advances the development of a confident and mature civic society in Northern Ireland through the delivery of engagement activities relating to heritage, regeneration, urban development, and civic society issues. It hosts lectures, conducts research, provides information, and engages with the public on a range of issues relating to the development of Belfast and wider regeneration and heritage issues in Northern Ireland. The Trust also provides mentoring and advice to a range of community organisations relating to heritage, regeneration, urban development, and civic society issues. This can include the establishment of other charitable organisations or advice on handling a specific regeneration or capital works issue.

#### ***Public benefit***

Belfast Buildings Trust meets the public benefit requirement by providing benefit to the general public in Belfast and in Northern Ireland as a whole. Through the nature of specific capital regeneration work, some benefits are focused on a particular geographic area, but these are in such a way as to maximise the broadest public benefit as possible. Some private benefit is generated through employing individual contractors on specific capital works, but this private benefit is incidental and is significantly outweighed by the work of the Trust in achieving its purposes. Benefits arising from the Trust's purposes and activities include economic development, the improvement of the physical and built environment, increased community cohesion, job creation, an improved sense of place, the protection of the character and fabric of places in Northern Ireland, protection of the built environment, the delivery of sustainable and appropriate development, a strengthened civic society, a strengthened voluntary and community sector, and a more engaged public. These benefits are demonstrated through feedback from communities in which the Trust has worked, in feedback from statutory agencies relating to the work of the Trust, in surveys of people who use the Trust's services or buildings. It can be further evidenced through public support for the reuse of historic buildings, through the clear support for buildings to provide a regenerative purpose in areas of deprivation, and through increased levels of public engagement in issues relating to building a confident civic society in Northern Ireland.

The trustees confirm that they have complied with the requirements of section 4 of the Charities Act 2008 to have due regard to the public benefit guidance published by The Charity Commission for Northern Ireland.

# **Belfast Buildings Trust**

## **Trustees' Report**

### **Achievements and performance**

#### **Corporate:**

##### **Strategy Development**

BBT completed its strategy refresh in November 2023. This new 3-year strategy builds on the Trust's track record and ethos. It centres around BBT continuing, and expanding where possible, its four core strands of work - capital regeneration, public engagement, policy and stakeholder development, and mentoring. To help focus and guide its activity over this period, the Trust adopted four strategic themes which it believes are vital to delivering heritage regeneration opportunities in Belfast - skills, housing, health & wellbeing, and culture. Work remained ongoing at year-end, due for completion in November 2023.

##### **Income Generation**

The Trust generated a proportion of its annual income via continuing hires of Carlisle Memorial, but acknowledged a more challenging period than 2022-23 (which had a long-term commercial hire in situ).

Trustees acknowledge the continued funding support of the Department for Communities (DfC) and National Lottery Heritage Fund (NLHF), particularly for the Project & Engagement Officer role, and the Architectural Heritage Fund (AHF). Trustees also acknowledge the long-standing support of the Esmé Mitchell Trust at the end of a multi-year grant.

Further funding support was secured for specific projects from the PRS Foundation and the Leche Trust, which the Trustees gratefully acknowledge.

## **Belfast Buildings Trust**

### **Trustees' Report**

#### **Buildings:**

##### **Carlisle Memorial Church**

Carlisle Memorial Church continues to be the Trust's primary focus for development as a regeneration project. It remains at the core of the Trust's current activity.

The Trust's focus turned to increased community engagement opportunities after a year-long commercial hire of the building completed in September 2022. In particular, the Project & Engagement Officer, continued exploratory work on how to develop skills-focused activity in the building. This included specific pilot events and trial partnerships around the Creative Belfast work (outlined below), but some particular highlight uses/events in the building during the year related to this and brought a new audience to the building. Some key events/hires include:

- Outburst Literary Events, November 2023
- Vault Christmas Market, December 2023
- Yule community event, December 2023
- 3x Engaging Art activities, in partnership with Vault Artist Studios, including the creation of a new documentary-film about the period when the building was used as artist studios in the 1980s and 90s, and 'This Do', an evocative art installation, that was repeat-staged by Belfast City Council after the FY-end.
- Belfast Photo Festival's flagship festival event, June 2024

The outdoor areas were again successfully replanted and maintained during spring and summer; Trustees thank Martina Bellew for her efforts and are grateful that she remains committed to the Trust's work at Carlisle Memorial as a key-holder and maintenance support.

Scheduled maintenance checks to the roof were completed; Trustees thank David Hamilton and his colleagues at Martin & Hamilton for their continued and responsive efforts.

##### **Gate Lodge**

The Trust noted the continuing use of the Good Shepherd Gate Lodge as the Trust's Headquarters.

The Trust continues its successful partnership agreement with the Turnaround Project, another social enterprise that supports people in the justice system in building relevant skills, to undertake regular maintenance of the Gate Lodge grounds; the Trustees thank the Turnaround team for their responsiveness and positive partnership.

# Belfast Buildings Trust

## Trustees' Report

### Successful Belfast (Policy & Stakeholder Engagement):

The Trust has expanded its active programme of strategic government relations and advocacy work, especially in relation to built heritage, regeneration and planning, as well as individual projects.

The Development Director and a Trustee both continue as members of the Historic Environment Stakeholder Group and are respectively involved in this group's Placemaking and Advocacy & Communications Working Groups.

Regular and robust engagement with officials in Belfast City Council (BCC), DfC, and other relevant bodies regarding city regeneration and culture and heritage issues continued, with particular focus growing on the city's regeneration model and the opportunity for it to better encompass heritage and culture. The Trust's Development Director undertook a series of briefings with elected representatives and senior officials in Belfast City Council on city regeneration issues, with a view to building on this over the coming years.

While the Trust was unsuccessful in its application to AHF for the Heritage Development Trust programme, this broader policy engagement remains key to the Trust's approach. The Trust continues to engage with strategic partners, including the Strategic Investment Board, on broad regeneration and investment matters.

BBT plays an active role in the Heritage Trust Network (HTN); a trustee and the Development Director sit on the HTN Northern Ireland Committee and played a central role in programming and coordinating the delivery of a Northern Ireland HTN event in Derry/Londonderry (community-led regeneration, May 2024).

The Trust's Development Director continues to engage with national heritage and placemaking stakeholders through his involvement with the Academy of Urbanism (AoU) as a Board Director.

### Creative Belfast (Outreach Engagement):

BBT expanded its longstanding record of community engagement work in heritage and culture with the piloting of a new engagement framework, 'Creative Belfast'. This is, in part, a core support for the Trust's new strategic theme around skills, with a commitment through 'Creative Belfast' to ensure that each of the Trust's engagement activities embeds a skills development aspect.

Building on the exploratory work undertaken by the Project & Engagement Officer during FY 2022-23, and discussions with several cultural and skills partner organisations, the new Creative Belfast framework uses six core creative skills as the basis for engaging young people in paid internships. This work was piloted with several Creative Belfast partners during FY 2023-24, including:

- Outburst Literary Events, November 2023
- Vault Christmas Market, December 2023
- Yule community event, December 2023
- 3x Engaging Art activities, in partnership with Vault Artist Studios, specifically looking to engage people with city regeneration through art installations in Carlisle Memorial; these included, as referenced above, the creation of a new documentary-film about the period when the building was used as artist studios in the 1980s and 90s, and 'This Do', an art installation about memory, and delivered in further partnership with Alzheimer's Society
- Belfast Photo Festival's flagship event, June 2024
- European Heritage Open Days

During the year in question, 6 interns were engaged in 7 opportunities, and over 1600 people attended the Engaging Art events alone, with significant positive feedback:

- "Great art in a heritage building - more, more, more"
- "Opens our eyes to view the city in an alternative way"
- "It is showing the possibilities there are for the city. It's important to create accessible art to the public"
- "Yes, it has made my perspective change as I'm seeing my city in a different way due to the use of art"

## **Belfast Buildings Trust**

### **Trustees' Report**

Towards the end of the year, the Trust launched an open-call for submissions to its 'Notes from Belfast' project. While selection and commissioning occurred after year-end, the project received 56 submissions and has commissioned six Belfast-linked musicians to write new music informed by working with six community groups in storytelling and listening workshops.

#### **Mentoring**

BBT spent considerable time supporting other community and heritage regeneration organisations at various stages of project development. Some of those relationships during 2023-24 included Forward South, An Droichead, Belfast Civic Trust, and First Church (Rosemary Street).

#### **Schools Debating Competition**

The NI Schools Debating Competition returned for the 2023-24 Academic Year, with Belfast Royal Academy emerging as winners at the Final in May 2024.

#### **Other Achievements**

Partnership work during 2023-24 was developed with:

- Vault Artist Studios
- Northern Ireland Opera
- Northern Ireland Science Festival
- Outburst Queer Arts Festival
- Beat Carnival
- Belfast Photo Festival
- Alzheimer's Society
- Linen Hall Library
- Northern Ireland Environment Link
- Belfast City Council
- Department for Communities
- Academy of Urbanism
- Strategic Investment Board
- Thrive
- National Museums Northern Ireland
- Turnaround Project
- EastSide Partnership
- Maritime Belfast Trust
- Indian Community Centre
- NI Screen
- The Prince's Trust
- Greater Shankill Partnership
- Royal Belfast Academical Institution
- Forward South
- First Church (Rosemary Street)
- Destination CQ

#### **Financial review**

The main incoming resources of the Charity remain the rental of various properties, income from these sources totalled £23,210 (£139,524 - 2023) and other grant funding.

The Charity is extremely grateful to all its grant funders and sponsors, without whose support the Charity would not be able to run a number of its activities.

## **Belfast Buildings Trust**

### **Trustees' Report**

#### ***Policy on reserves***

The Trustees has established a policy whereby the unrestricted funds not committed or invested in tangible fixed assets ('the free reserves') held by the charity should be between 2 and 6 months of the resources expended, which equates to between £17,959 and £53,877 in general funds. At this level, the Trustees think the Charity would be able to continue the current activities of the charity. In the event of a significant drop in funding, it would obviously be necessary to consider how the funding would be replaced or activities changed. At present the free reserves amount to £170,035 and are above the Trustee's target range. The Trustees will continue to monitor free reserves.

#### ***Plans for future periods***

From its beginnings, Belfast Buildings Trust has focused its delivery and ambitions on using Belfast's heritage to deliver clear regeneration benefits for people: i.e., that the use and reuse of Belfast's authentic assets is at the forefront of the city's regeneration, meeting economic, social, and community needs. This focus will continue in 2024-25 and beyond, thanks to the Trust's values and the work undertaken to set out clear strategic direction up to and beyond its 30th Anniversary in 2026.

The Trust will balance work across its four areas of activity, between capital regeneration development and continued scoping of relevant opportunities, its 'Creative Belfast' outreach work, its 'Successful Belfast' policy engagement, and its mentoring work.

The Trust's primary focus for capital regeneration development in 2024-25 will continue to be Carlisle Memorial, with active work on a major capital regeneration opportunity to be explored involving the adjoining 'Link Building'. The Trust will continue to explore and scope opportunities for other capital regeneration projects.

Delivering public engagement activity and developing relevant partnerships through which the Trust can effectively activate Carlisle Memorial's use in the short term and explore opportunities for its long-term use will be important. Continued development of the BBT-led programme of activity in Carlisle Memorial will complement external hires and ensure a strong community input to its use.

Enhancing and expanding the 'Creative Belfast' engagement work will guide the Trust's delivery and other public-facing activities. It is particularly excited to be building such positive relationships and partnerships with the Creative Belfast partners and will look to expand and develop this partnership work.

The Trust will build on its strong and effective stakeholder relationships to develop its public profile through effective social media and other communications using its refocused communications approach.

Using its existing engagement on strategic and place-based engagement policy, the Trust will seek to deliver public-facing activity in partnership with others. It will continue to actively participate in its core partnerships with the Heritage Trust Network and Academy of Urbanism and support the delivery of Northern Ireland activity for both.

The Trust remains fully committed to the Northern Ireland Schools Debating Competition, which will continue in 2024-25.

Finally, the Trust will continue to work with partner organisations, both old and new, in its advice and mentoring role. It will continue its strong government relations and advocacy work and the broad benefits of people and heritage-led regeneration.

## **Belfast Buildings Trust**

### **Trustees' Report**

#### **Structure, governance and management**

##### *Nature of governing document*

The Belfast Buildings Trust is a company limited by guarantee and as such the liability of each of the members is limited. Under Section 62 of the Companies Act 2006, the Society is exempt from using the word Limited. The Society's governing document is the Memorandum and Articles of Association. In the event of the company being wound up members are required to contribute £1.00

##### *Recruitment and appointment of trustees*

New trustees are identified by the board from leading members of the community who have the requisite skills and experience for the position along with a desire to serve the community

##### *Major risks and management of those risks*

###### *Personnel*

the risk of losing key staff or volunteers, with the associated loss of expertise and experience

###### *Reputation*

the risk that the charity might be suffer reputational damage as the result of unauthorised public statements

###### *Financial*

the risk that charity could run into financial difficulties.

#### **Financial instruments**

##### *Objectives and policies*

The charity's activities expose it to a number of financial risks including credit risk, cash flow risk and liquidity risk. The use of financial derivatives is governed by the charity's policies approved by the board of trustees, which provide written principles on the use of financial derivatives to manage these risks. The charity does not use derivative financial instruments for speculative purposes.

##### *Cash flow risk*

The charity's activities expose it primarily to the financial risks of changes in foreign currency exchange rates and interest rates. The charity uses foreign exchange forward contracts and interest rate swap contracts to hedge these exposures.

Interest bearing assets and liabilities are held at fixed rate to ensure certainty of cash flows.

##### *Credit risk*

The charity's principal financial assets are bank balances and cash, trade and other receivables, and investments. The charity's credit risk is primarily attributable to its trade receivables. The amounts presented in the balance sheet are net of allowances for doubtful receivables. An allowance for impairment is made where there is an identified loss event which, based on previous experience, is evidence of a reduction in the recoverability of the cash flows.

The credit risk on liquid funds and derivative financial instruments is limited because the counterparties are banks with high credit-ratings assigned by international credit-rating agencies.

The charity has no significant concentration of credit risk, with exposure spread over a large number of counterparties and customers.

## **Belfast Buildings Trust**

### **Trustees' Report**

#### ***Liquidity risk***

In order to maintain liquidity to ensure that sufficient funds are available for ongoing operations and future developments, the charity uses a mixture of long-term and short-term debt finance. Further details regarding liquidity risk can be found in the Statement of accounting policies in the financial statements.

#### **Creditor payment policy**

The charity supports prompt payment and targets payment for goods and services to be made within agreed payment terms or within 10 days of receipt of invoices not in dispute.

#### **Going concern**

The trustees assess whether the use of going concern is appropriate i.e. whether there are any material uncertainties related to events or conditions that may cast significant doubt on the ability of the charity to continue as a going concern. The trustees make this assessment in respect of a period of one year from the date of approval of the financial statements.

The nature of funding is such that Trustees cannot be certain that projected future funding will materialise.

At the time of approving the accounts, despite financial challenges and following assessment the Trustees have a reasonable expectation that the charity 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 these financial statements.

## Belfast Buildings Trust

### Trustees' Report

#### Statement of trustees' responsibilities

The trustees (who are also the directors of Belfast Buildings Trust for the purposes of company law) are responsible for preparing the trustees' report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland". The report and accounts have been prepared in accordance with the provisions in the Companies Act 2006 relating to small companies.

Company law requires the trustees to prepare financial statements for each financial year. Under company law the trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including its income and expenditure, of the charitable company for that period. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards, comprising FRS 102 have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in business.

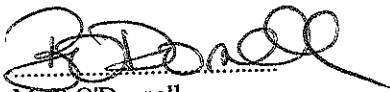
The trustees are responsible for keeping proper accounting records that can disclose with reasonable accuracy at any time the financial position of the charitable company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding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

The trustees are responsible for the maintenance and integrity of the corporate and financial information included on the charitable company's website. Legislation governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

#### Small companies provision statement

This report has been prepared in accordance with the small companies regime under the Companies Act 2006.

The annual report was approved by the trustees of the charity on 29 May 2025 and signed on its behalf by:



Mr B O'Donnell  
Director and Trustee

## Belfast Buildings Trust

### Independent Examiner's Report to the trustees of Belfast Buildings Trust ('the Company')

I report to the charity trustees on my examination of the accounts of the Company for the year ended 30 September 2024.

#### Responsibilities and basis of report

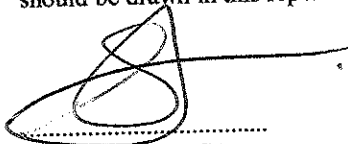
As the charity's trustees of Belfast Buildings Trust (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of Belfast Buildings Trust are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your charity's accounts as carried out under section 65(3) of the Charities Act (Northern Ireland) 2008 ('the 2008 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under section 65(9)(b) of the 2008 Act.

#### Independent examiner's statement

1. accounting records were not kept in respect of Belfast Buildings Trust as required by section 282 of the 2014 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements of section 396 of the 2006 Act other than any requirement that the accounts give a 'true and fair view' which is not a matter considered as part of an independent examination; or
4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities [applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)].

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



Simon Hopper FCA  
Hopper & Co  
Chartered Accountants & Registered Auditors  
IE Body :Chartered Accountants Ireland

6 Doagh Road  
Ballyclare  
Co Antrim  
BT39 9BG

29 May 2025

## Belfast Buildings Trust

### Statement of Financial Activities for the Year Ended 30 September 2024 (Including Income and Expenditure Account and Statement of Total Recognised Gains and Losses)

	Note	Unrestricted funds £	Restricted funds £	Total 2024 £
<b>Income and Endowments from:</b>				
Donations and legacies	3	1,285	39,254	40,539
Charitable activities	4	23,210	4,000	27,210
Investment income	5	8,410	-	8,410
Total income		<u>32,905</u>	<u>43,254</u>	<u>76,159</u>
<b>Expenditure on:</b>				
Charitable activities	6	(107,757)	(56,042)	(163,799)
Other expenditure	7	-	(34,319)	(34,319)
Total expenditure		<u>(107,757)</u>	<u>(90,361)</u>	<u>(198,118)</u>
Net expenditure		(74,852)	(47,107)	(121,959)
Transfers between funds		(500)	500	-
Net movement in funds		(75,352)	(46,607)	(121,959)
<b>Reconciliation of funds</b>				
Total funds brought forward		<u>245,387</u>	<u>2,863,827</u>	<u>3,109,214</u>
Total funds carried forward	18	<u>170,035</u>	<u>2,817,220</u>	<u>2,987,255</u>
	Note	Unrestricted funds £	Restricted funds £	Total 2023 £
<b>Income and Endowments from:</b>				
Donations and legacies	3	1,500	2,500	4,000
Charitable activities	4	139,524	20,000	159,524
Investment income	5	7,056	-	7,056
Total income		<u>148,080</u>	<u>22,500</u>	<u>170,580</u>
<b>Expenditure on:</b>				
Charitable activities	6	(112,153)	(41,754)	(153,907)
Other expenditure	7	-	(34,319)	(34,319)
Total expenditure		<u>(112,153)</u>	<u>(76,073)</u>	<u>(188,226)</u>
Net income/(expenditure)		<u>35,927</u>	<u>(53,573)</u>	<u>(17,646)</u>
Net movement in funds		35,927	(53,573)	(17,646)
<b>Reconciliation of funds</b>				
Total funds brought forward		<u>209,460</u>	<u>2,917,400</u>	<u>3,126,860</u>
Total funds carried forward	18	<u>245,387</u>	<u>2,863,827</u>	<u>3,109,214</u>

The notes on pages 16 to 31 form an integral part of these financial statements.

**Belfast Buildings Trust**

**Statement of Financial Activities for the Year Ended 30 September 2024  
(Including Income and Expenditure Account and Statement of Total Recognised Gains  
and Losses)**

All of the charity's activities derive from continuing operations during the above two periods.  
The funds breakdown for 2023 is shown in note 18.

The notes on pages 16 to 31 form an integral part of these financial statements.

**Belfast Buildings Trust**  
**(Registration number: NI031327)**  
**Balance Sheet as at 30 September 2024**

	Note	2024 £	2023 £
<b>Fixed assets</b>			
Tangible assets	12	2,778,424	2,813,040
<b>Current assets</b>			
Debtors	13	5,032	2,900
Cash at bank and in hand	14	<u>229,408</u>	<u>309,591</u>
		234,440	312,491
<b>Creditors: Amounts falling due within one year</b>	15	<u>(9,359)</u>	<u>933</u>
<b>Net current assets</b>		<u>225,081</u>	<u>313,424</u>
<b>Total assets less current liabilities</b>		3,003,505	3,126,464
<b>Creditors: Amounts falling due after more than one year</b>	16	<u>(16,250)</u>	<u>(17,250)</u>
<b>Net assets</b>		<u>2,987,255</u>	<u>3,109,214</u>
<b>Funds of the charity:</b>			
<b>Restricted income funds</b>			
Restricted funds	18	2,817,220	2,863,827
<b>Unrestricted income funds</b>			
Unrestricted funds		<u>170,035</u>	<u>245,387</u>
<b>Total funds</b>	18	<u>2,987,255</u>	<u>3,109,214</u>

For the financial year ending 30 September 2024 the charity was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

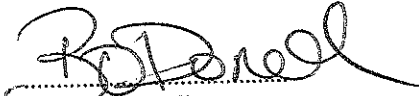
- The members have not required the charity to obtain an audit of its accounts for the year in question in accordance with section 476; and
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These financial statements have been prepared in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006.

The notes on pages 16 to 31 form an integral part of these financial statements.

**Belfast Buildings Trust**  
**(Registration number: NI031327)**  
**Balance Sheet as at 30 September 2024**

The financial statements on pages 12 to 31 were approved by the trustees, and authorised for issue on 29 May 2025 and signed on their behalf by:



Mr B O'Donnell  
Director and Trustee

## **Belfast Buildings Trust**

### **Notes to the Financial Statements for the Year Ended 30 September 2024**

#### **1 Charity status**

The charity is limited by guarantee, incorporated in Northern Ireland, and consequently does not have share capital. Each of the trustees is liable to contribute an amount not exceeding £1 towards the assets of the charity in the event of liquidation.

The address of its registered office is:

The Gate Lodge  
511A Ormeau Road  
Belfast  
Antrim  
BT7 3GS

These financial statements were authorised for issue by the trustees on 29 May 2025.

#### **2 Accounting policies**

##### **Summary of significant accounting policies and key accounting estimates**

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

##### **Statement of compliance**

The financial statements have been prepared in accordance with 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)) (issued in October 2019) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

##### **Basis of preparation**

Belfast Buildings Trust meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy notes.

##### **Going concern**

The trustees consider that there are no material uncertainties about the charity's ability to continue as a going concern nor any significant areas of uncertainty that affect the carrying value of assets held by the charity.

##### **Exemption from preparing a cash flow statement**

The charity opted to early adopt Bulletin 1 published on 2 February 2016 and have therefore not included a cash flow statement in these financial statements.

##### **Income and endowments**

All income is recognised once the charity has entitlement to the income, it is probable that the income will be received and the amount of the income receivable can be measured reliably.

## **Belfast Buildings Trust**

### **Notes to the Financial Statements for the Year Ended 30 September 2024**

#### ***Donations and legacies***

Donations are recognised when the charity has been notified in writing of both the amount and settlement date. In the event that a donation is subject to conditions that require a level of performance by the charity before the charity is entitled to the funds, the income is deferred and not recognised until either those conditions are fully met, or the fulfilment of those conditions is wholly within the control of the charity and it is probable that these conditions will be fulfilled in the reporting period.

#### ***Grants receivable***

Grants are recognised when the charity has an entitlement to the funds and any conditions linked to the grants have been met. Where performance conditions are attached to the grant and are yet to be met, the income is recognised as a liability and included on the balance sheet as deferred income to be released.

#### ***Investment income***

Dividends are recognised once the dividend has been declared and notification has been received of the dividend due.

#### ***Expenditure***

All expenditure is recognised once there is a legal or constructive obligation to that expenditure, it is probable settlement is required and the amount can be measured reliably. All costs are allocated to the applicable expenditure heading that aggregate similar costs to that category. Where costs cannot be directly attributed to particular headings they have been allocated on a basis consistent with the use of resources, with central staff costs allocated on the basis of time spent, and depreciation charges allocated on the portion of the asset's use. Other support costs are allocated based on the spread of staff costs.

#### ***Charitable activities***

Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

#### ***Support costs***

Support costs include central functions and have been allocated to activity cost categories on a basis consistent with the use of resources, for example, allocating property costs by floor areas, or per capita, staff costs by the time spent and other costs by their usage.

#### ***Governance costs***

These include the costs attributable to the charity's compliance with constitutional and statutory requirements, including audit, strategic management and trustees meetings and reimbursed expenses.

#### ***Taxation***

The charity is considered to pass the tests set out in Paragraph 1 Schedule 6 of the Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes. Accordingly, the charity is potentially exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3 Part 11 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

#### ***Tangible fixed assets***

Individual fixed assets costing £0.00 or more are initially recorded at cost, less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

## **Belfast Buildings Trust**

### **Notes to the Financial Statements for the Year Ended 30 September 2024**

#### **Depreciation and amortisation**

Depreciation is provided on tangible fixed assets so as to write off the cost or valuation, less any estimated residual value, over their expected useful economic life as follows:

#### **Trade debtors**

Trade debtors are amounts due from customers for merchandise sold or services performed in the ordinary course of business.

Trade debtors are recognised initially at the transaction price. They are subsequently measured at amortised cost using the effective interest method, less provision for impairment. A provision for the impairment of trade debtors is established when there is objective evidence that the charity will not be able to collect all amounts due according to the original terms of the receivables.

#### **Cash and cash equivalents**

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

#### **Trade creditors**

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if the charity does not have an unconditional right, at the end of the reporting period, to defer settlement of the creditor for at least twelve months after the reporting date. If there is an unconditional right to defer settlement for at least twelve months after the reporting date, they are presented as non-current liabilities.

Trade creditors are recognised initially at the transaction price and subsequently measured at amortised cost using the effective interest method.

#### **Borrowings**

Interest-bearing borrowings are initially recorded at fair value, net of transaction costs. Interest-bearing borrowings are subsequently carried at amortised cost, with the difference between the proceeds, net of transaction costs, and the amount due on redemption being recognised as a charge to the Statement of Financial Activities over the period of the relevant borrowing.

Interest expense is recognised on the basis of the effective interest method and is included in interest payable and similar charges.

Borrowings are classified as current liabilities unless the charity has an unconditional right to defer settlement of the liability for at least twelve months after the reporting date.

## **Belfast Buildings Trust**

### **Notes to the Financial Statements for the Year Ended 30 September 2024**

#### **Foreign exchange**

Transactions in foreign currencies are recorded at the rate of exchange at the date of the transaction. Monetary assets and liabilities denominated in foreign currencies at the balance sheet date are reported at the rates of exchange prevailing at that date.

The results of overseas operations are translated at the average rates of exchange during the period and their balance sheets at the rates ruling at the balance sheet date. Exchange differences arising on translation of the opening net assets and results of overseas operations are reported in other comprehensive income and accumulated in equity (attributed to non-controlling interests as appropriate).

Other exchange differences are recognised in the Statement of Financial Activities in the period in which they arise except for:

- 1) exchange differences on transactions entered into to hedge certain foreign currency risks (see above);
- 2) exchange differences arising on gains or losses on non-monetary items which are recognised in other comprehensive income; and
- 3) in the case of the consolidated financial statements, exchange differences on monetary items receivable from or payable to a foreign operation for which settlement is neither planned nor likely to occur (therefore forming part of the net investment in the foreign operation), which are recognised in other comprehensive income and reported under equity.

#### **Fund structure**

Unrestricted income funds are general funds that are available for use at the trustees discretion in furtherance of the objectives of the charity.

Restricted income funds are those donated for use in a particular area or for specific purposes, the use of which is restricted to that area or purpose.

#### **Financial instruments**

##### *Classification*

Financial assets and financial liabilities are recognised when the charity becomes a party to the contractual provisions of the instrument.

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the charity after deducting all of its liabilities.

## **Belfast Buildings Trust**

### **Notes to the Financial Statements for the Year Ended 30 September 2024**

#### ***Recognition and measurement***

All financial assets and liabilities are initially measured at transaction price (including transaction costs), except for those financial assets classified as at fair value through profit or loss, which are initially measured at fair value (which is normally the transaction price excluding transaction costs), unless the arrangement constitutes a financing transaction. If an arrangement constitutes a financing transaction, the financial asset or financial liability is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Financial assets and liabilities are only offset in the statement of financial position when, and only when there exists a legally enforceable right to set off the recognised amounts and the charity intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

Financial assets are derecognised when and only when a) the contractual rights to the cash flows from the financial asset expire or are settled, b) the charity transfers to another party substantially all of the risks and rewards of ownership of the financial asset, or c) the charity, despite having retained some, but not all, significant risks and rewards of ownership, has transferred control of the asset to another party.

Financial liabilities are derecognised only when the obligation specified in the contract is discharged, cancelled or expires.

## Belfast Buildings Trust

### Notes to the Financial Statements for the Year Ended 30 September 2024

#### *Debt instruments*

Debt instruments which meet the following conditions are subsequently measured at amortised cost using the effective interest method:

(a) The contractual return to the holder is (i) a fixed amount; (ii) a positive fixed rate or a positive variable rate; or (iii) a combination of a positive or a negative fixed rate and a positive variable rate.

(b) The contract may provide for repayments of the principal or the return to the holder (but not both) to be linked to a single relevant observable index of general price inflation of the currency in which the debt instrument is denominated, provided such links are not leveraged.

(c) The contract may provide for a determinable variation of the return to the holder during the life of the instrument, provided that (i) the new rate satisfies condition (a) and the variation is not contingent on future events other than (1) a change of a contractual variable rate; (2) to protect the holder against credit deterioration of the issuer; (3) changes in levies applied by a central bank or arising from changes in relevant taxation or law; or (ii) the new rate is a market rate of interest and satisfies condition (a).

(d) There is no contractual provision that could, by its terms, result in the holder losing the principal amount or any interest attributable to the current period or prior periods.

(e) Contractual provisions that permit the issuer to prepay a debt instrument or permit the holder to put it back to the issuer before maturity are not contingent on future events, other than to protect the holder against the credit deterioration of the issuer or a change in control of the issuer, or to protect the holder or issuer against changes in levies applied by a central bank or arising from changes in relevant taxation or law.

(f) Contractual provisions may permit the extension of the term of the debt instrument, provided that the return to the holder and any other contractual provisions applicable during the extended term satisfy the conditions of paragraphs (a) to (c).

Debt instruments that are classified as payable or receivable within one year on initial recognition and which meet the above conditions are measured at the undiscounted amount of the cash or other consideration expected to be paid or received, net of impairment.

With the exception of some hedging instruments, other debt instruments not meeting these conditions are measured at fair value through profit or loss.

Commitments to make and receive loans which meet the conditions mentioned above are measured at cost (which may be nil) less impairment.

#### *Investments*

Investments in non-convertible preference shares and non-puttable ordinary or preference shares (where shares are publicly traded or their fair value is reliably measurable) are measured at fair value through profit or loss. Where fair value cannot be measured reliably, investments are measured at cost less impairment.

Investments in subsidiaries and associates are measured at cost less impairment. For investments in subsidiaries acquired for consideration including the issue of shares qualifying for merger relief, cost is measured by reference to the nominal value of the shares issued plus fair value of other consideration. Any premium is ignored.

## Belfast Buildings Trust

### Notes to the Financial Statements for the Year Ended 30 September 2024

#### *Derivative financial instruments*

The charity uses derivative financial instruments to reduce exposure to foreign exchange risk and interest rate movements. The charity does not hold or issue derivative financial instruments for speculative purposes.

Derivatives are initially recognised at fair value at the date a derivative contract is entered into and are subsequently remeasured to their fair value at each reporting date. The resulting gain or loss is recognised in statement of financial activities immediately unless the derivative is designated and effective as a hedging instrument, in which event the timing of the recognition in statement of financial activities depends on the nature of the hedge relationship.

#### *Fair value measurement*

The best evidence of fair value is a quoted price for an identical asset in an active market. When quoted prices are unavailable, the price of a recent transaction for an identical asset provides evidence of fair value as long as there has not been a significant change in economic circumstances or a significant lapse of time since the transaction took place. If the market is not active and recent transactions of an identical asset on their own are not a good estimate of fair value, the fair value is estimated by using a valuation technique.

#### 3 Income from donations and legacies

	Unrestricted funds General £	Restricted funds £	Total funds £
Donations and legacies;			
Donations from community groups	1,285	-	1,285
Grants, including capital grants;			
Grants from other charities	-	39,254	39,254
<b>Total for 2024</b>	1,285	39,254	40,539
<b>Total for 2023</b>	1,500	2,500	4,000

#### 4 Income from charitable activities

	Unrestricted funds General £	Restricted funds £	Total funds £
Letting of Property for charitable purposes	23,210	4,000	27,210
<b>Total for 2024</b>	23,210	4,000	27,210
<b>Total for 2023</b>	139,524	20,000	159,524

## Belfast Buildings Trust

### Notes to the Financial Statements for the Year Ended 30 September 2024

#### 5 Investment income

	Unrestricted funds General £	Total funds £
Interest receivable and similar income;		
Interest receivable on bank deposits	8,410	8,410
<b>Total for 2024</b>	8,410	8,410
<b>Total for 2023</b>	7,056	7,056

#### 6 Expenditure on charitable activities

	Unrestricted funds General £	Restricted funds £	Total funds £
Letting of Property for charitable purposes	107,757	56,042	163,799
<b>Total for 2023</b>	112,153	41,754	153,907

**Total  
expenditure  
£**

In addition to the expenditure analysed above, there are also governance costs of £1,500 (2023 - £1,823) which relate directly to charitable activities. See note 8 for further details.

#### 7 Other expenditure

	Note	Restricted funds £	Total funds £
Depreciation, amortisation and other similar costs		34,319	34,319
<b>Total for 2024</b>		34,319	34,319
<b>Total for 2023</b>		34,319	34,319

## Belfast Buildings Trust

### Notes to the Financial Statements for the Year Ended 30 September 2024

#### 8 Analysis of governance and support costs

##### Governance costs

	<b>Unrestricted funds General £</b>	<b>Total 2024 £</b>
Independent examiner fees	1,500	1,500
Examination of the financial statements	1,500	1,500
	<b>Unrestricted funds General £</b>	<b>Total 2023 £</b>
Independent examiner fees	1,450	1,450
Examination of the financial statements	373	373
Other governance costs	1,823	1,823

## Belfast Buildings Trust

### Notes to the Financial Statements for the Year Ended 30 September 2024

#### 9 Trustees remuneration and expenses

No trustees have received any reimbursed expenses from the charity during the year.

#### 10 Independent examiner's remuneration

	2024 £	2023 £
Examination of the financial statements	1,500	1,450

#### 11 Taxation

The charity is a registered charity and is therefore exempt from taxation.

#### 12 Tangible fixed assets

	Land and buildings £	Furniture and equipment £	Total £
<b>Cost</b>			
At 1 October 2023	3,400,532	24,555	3,425,087
Additions	-	383	383
At 30 September 2024	3,400,532	24,938	3,425,470
<b>Depreciation</b>			
At 1 October 2023	588,578	23,469	612,047
Charge for the year	34,318	681	34,999
At 30 September 2024	622,896	24,150	647,046
<b>Net book value</b>			
At 30 September 2024	2,777,636	788	2,778,424
At 30 September 2023	2,811,954	1,086	2,813,040

#### 13 Debtors

	2024 £	2023 £
Trade debtors	4,850	2,900
Prepayments	182	-
	5,032	2,900

## Belfast Buildings Trust

### Notes to the Financial Statements for the Year Ended 30 September 2024

#### 14 Cash and cash equivalents

	2024	2023
	£	£
Cash at bank	<u>229,408</u>	<u>309,591</u>

#### 15 Creditors: amounts falling due within one year

	2024	2023
	£	£
Trade creditors	6,798	1,200
Other taxation and social security	868	635
VAT grant repayable	(973)	(1,424)
Other creditors	1,166	(2,794)
Accruals	<u>1,500</u>	<u>1,450</u>
	<u>9,359</u>	<u>(933)</u>

#### 16 Creditors: amounts falling due after one year

	2024	2023
	£	£
Bank loans	<u>16,250</u>	<u>17,250</u>

#### 17 Pension and other schemes

##### Defined contribution pension scheme

The charity operates a defined contribution pension scheme. The pension cost charge for the year represents contributions payable by the charity to the scheme and amounted to £Nil (2023 - £Nil).

#### 18 Funds

	Balance at 1 October 2023	Incoming resources	Resources expended	Transfers	Balance at 30 September 2024
	£	£	£	£	£
<b>Unrestricted funds</b>					
<i>General</i>					
Unrestricted Funds	245,387	32,904	(107,756)	(500)	170,035
<b>Restricted</b>					
Buildings Fund	2,811,954	-	(34,319)	-	2,777,635
Esme Mitchell Development Fund	18,529	2,000	(20,529)	-	-
Schools Debating Competition	5,852	-	(4,747)	-	1,105

## Belfast Buildings Trust

### Notes to the Financial Statements for the Year Ended 30 September 2024

	Balance at 1 October 2023 £	Incoming resources £	Resources expended £	Transfers £	Balance at 30 September 2024 £
The streets where they lived project	36	-	(36)	-	-
Heritage Recovery Fund	159	-	(159)	-	-
Covid Recovery Employment & Skills Initiative	24,797	39,254	(27,571)	-	36,480
PRS Fund	2,500	-	(3,000)	500	-
Leche Trust - Live at Carlisle	-	2,000	-	-	2,000
<b>Total restricted funds</b>	<u>2,863,827</u>	<u>43,254</u>	<u>(90,361)</u>	<u>500</u>	<u>2,817,220</u>
<b>Total funds</b>	<u><u>3,109,214</u></u>	<u><u>76,158</u></u>	<u><u>(198,117)</u></u>	<u><u>-</u></u>	<u><u>2,987,255</u></u>

## Belfast Buildings Trust

### Notes to the Financial Statements for the Year Ended 30 September 2024

	Balance at 1 October 2022 £	Incoming resources £	Resources expended £	Balance at 30 September 2023 £
<b>Unrestricted funds</b>				
<i>General</i>				
Unrestricted Funds	209,460	148,080	(112,153)	245,387
<b>Restricted</b>				
Buildings Fund	2,846,273	-	(34,319)	2,811,954
Esme Mitchell Development Fund	8,494	20,000	(9,965)	18,529
Schools Debating Competition	5,852	-	-	5,852
The streets where they lived project	221	-	(185)	36
Successful Belfast	1,823	-	(1,823)	-
Heritage Recovery Fund	5,670	-	(5,511)	159
Covid Recovery Employment & Skills Initiative	49,067	-	(24,270)	24,797
PRS Fund	-	2,500	-	2,500
<b>Total restricted funds</b>	<u>2,917,400</u>	<u>22,500</u>	<u>(76,073)</u>	<u>2,863,827</u>
<b>Total funds</b>	<u><u>3,126,860</u></u>	<u><u>170,580</u></u>	<u><u>(188,226)</u></u>	<u><u>3,109,214</u></u>

## Belfast Buildings Trust

### Notes to the Financial Statements for the Year Ended 30 September 2024

The specific purposes for which the funds are to be applied are as follows:

#### Buildings Fund.

Belfast Buildings Trust (BBT) delivers physical, social, and economic regeneration through the reuse of Belfast's landmark buildings. It works with local people to secure sustainable futures for buildings that are meaningful to them: the Trust's heritage-led regeneration focus means that its focus is on people, with the city's buildings serving as the vehicle for civic regeneration.

The buildings secure by the trust are restricted for this purpose.

#### Esme Mitchel Development Fund

An initial 3 year project started in the Summer of 2018, which was extended by an additional 2 years in 2020, to progress the proposed scheme at Carlisle Memorial Church and the creation of the North Belfast Heritage Cluster

The funding is used to part-finance the Development Manager's time and to provide some part-time administration support, further enabling the Development Manager to focus on project delivery

#### The Covid Recovery Economic Skills Initiative (CRESI)

CRESI was established by the Department for Communities in 2022 and administered by the National Lottery Heritage Fund. It is a one-off funding programme to support organisations in the heritage sector, and the sector more widely, to attract and retain people with skills necessary for sector's future sustainability.

The funding secured by the Trust is used directly to fund the Project & Engagement Officer's role and relevant associated training for 3-years.

#### 19 Analysis of net assets between funds

	Unrestricted funds General £	Restricted funds £	Total funds at 30 September 2024 £
Tangible fixed assets	789	2,777,635	2,778,424
Current assets	194,455	40,437	234,892
Current liabilities	(9,811)	-	(9,811)
Creditors over 1 year	(16,250)	-	(16,250)
	169,183	2,818,072	2,987,255
Total net assets	169,183	2,818,072	2,987,255

## Belfast Buildings Trust

### Notes to the Financial Statements for the Year Ended 30 September 2024

	Unrestricted funds General £	Restricted funds £	Total funds at 30 September 2023 £
Tangible fixed assets	-	2,813,040	2,813,040
Current assets	264,498	50,787	315,285
Current liabilities	(1,861)	-	(1,861)
Creditors over 1 year	(17,250)	-	(17,250)
Total net assets	<u>245,387</u>	<u>2,863,827</u>	<u>3,109,214</u>

## **Belfast Buildings Trust**

### **Notes to the Financial Statements for the Year Ended 30 September 2024**

#### **20 Related party transactions**

During the year the charity made the following related party transactions:

##### **Jay Associates**

(Jay Associates is deemed to be a related party due to its association with Fionnula Jay-O'Boyle a trustee of the Belfast Buildings Trust.)

During the year the charity paid Jay Associates £25,800 in management fees.. At the balance sheet date the amount due to/from Jay Associates was £Nil (2023 - £Nil).

##### **Shane Quinn**

(Shane Quinn is deemed to be a related party due as he is company secretary of the Belfast Buildings Trust.)

During the year the charity paid S Quinn £34,250 in management fees.. At the balance sheet date the amount due to/from Shane Quinn was £Nil (2023 - £Nil).

##### **Cleaver Fulton Rankin**

(Cleaver Fulton Rankin is deemed to be a related party due to its association with Kathryn Collie a trustee of the Belfast Buildings Trust.)

During the year the charity paid Cleaver Fulton Rankin £575 in professional fees.. At the balance sheet date the amount due to/from Cleaver Fulton Rankin was £Nil (2023 - £Nil).

The trustees have reviewed the above arrangements and are content the necessary internal governance and control procedures exist to ensure value for money is achieved by the trust.

**Belfast Buildings Trust**

Northern Ireland - Charity number 100818

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# Accounts

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Company registration number: NI031327

Charity registration number: 100818

# Belfast Buildings Trust

(A company limited by guarantee)

Annual Report and Financial Statements

for the Year Ended 30 September 2023

Hopper & Co  
Chartered Accountants & Registered Auditors  
6 Doagh Road  
Ballyclare  
Co Antrim  
BT39 9BG

# **Belfast Buildings Trust**

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# **Belfast Buildings Trust**

## **Trustees' Report**

The trustees, who are directors for the purposes of company law, present the annual report together with the financial statements of the charitable company for the year ended 30 September 2023.

### **Objectives and activities**

#### ***Objects and aims***

Belfast Buildings Trust delivers physical, social, and economic regeneration through the reuse of historic and landmark buildings in Belfast. It works with local people to develop sustainable uses for buildings which are perceived as having no viable economic use and to champion relevant, authentic, and impactful regeneration.

#### ***Objectives, strategies and activities***

The Trust supports and advances the development of a confident and mature civic society in Northern Ireland through the delivery of engagement activities relating to heritage, regeneration, urban development, and civic society issues. It hosts lectures, conducts research, provides information, and engages with the public on a range of issues relating to the development of Belfast and wider regeneration and heritage issues in Northern Ireland. The Trust also provides mentoring and advice to a range of community organisations relating to heritage, regeneration, urban development, and civic society issues. This can include the establishment of other charitable organisations or advice on handling a specific regeneration or capital works issue.

#### ***Public benefit***

Belfast Buildings Trust meets the public benefit requirement by providing benefit to the general public in Belfast and in Northern Ireland as a whole. Through the nature of specific capital regeneration work, some benefits are focused on a particular geographic area, but these are in such a way as to maximise the broadest public benefit as possible. Some private benefit is generated through employing individual contractors on specific capital works, but this private benefit is incidental and is significantly outweighed by the work of the Trust in achieving its purposes. Benefits arising from the Trust's purposes and activities include economic development, the improvement of the physical and built environment, increased community cohesion, job creation, an improved sense of place, the protection of the character and fabric of places in Northern Ireland, protection of the built environment, the delivery of sustainable and appropriate development, a strengthened civic society, a strengthened voluntary and community sector, and a more engaged public. These benefits are demonstrated through feedback from communities in which the Trust has worked, in feedback from statutory agencies relating to the work of the Trust, in surveys of people who use the Trust's services or buildings. It can be further evidenced through public support for the reuse of historic buildings, through the clear support for buildings to provide a regenerative purpose in areas of deprivation, and through increased levels of public engagement in issues relating to building a confident civic society in Northern Ireland.

The trustees confirm that they have complied with the requirements of section 4 of the Charities Act 2008 to have due regard to the public benefit guidance published by The Charity Commission for Northern Ireland.

# **Belfast Buildings Trust**

## **Trustees' Report**

### **Achievements and performance**

#### **Corporate:**

##### **Project & Engagement Officer**

The Trust appointed a new member of staff to the newly created post of Project & Engagement Officer. Cara Jones took up the role in November 2022 after a competitive recruitment process during autumn 2022. The role is a significant development in BBT's activity, providing additional capacity to develop and deliver engagement activity in Carlisle Memorial and coordinating the building's commercial hire opportunities.

Trustees gratefully acknowledge the 3-year funding support for this role through the Department for Communities' Covid Recovery Economic Skills Initiative, administered by the National Lottery Heritage Fund.

##### **Strategy Development**

Recognising that the Trust will celebrate its 30th anniversary in 2026, Trustees and staff began, in June 2023, a process of reviewing recent activity, identifying future opportunities, and developing an outline strategy framework that the organisation can use to help guide activity over the next three-to-five years. This work included scoping potential capital regeneration opportunities in support of future financial sustainability and scoping delivery themes in housing, skills, health & well-being, and culture, through which the Trust can link its work to broader policy. It also helped to identify a rationalisation of existing activity across the Trust's four main areas as Buildings (Capital Regeneration), Creative Belfast (Outreach Engagement), Successful Belfast (Policy & Stakeholder Engagement), and Mentoring.

Work remained ongoing at year-end, due for completion in November 2023.

The process was supported by the Trust preparing and submitting an application to the Architectural Heritage Fund's Heritage Development Programme in September 2023, the outcome of which came after the year-end.

##### **Income Generation**

The Trust generated a significant proportion of its annual income via a commercial hire of Carlisle Memorial.

Trustees acknowledge the continued funding support of the Department for Communities (DfC) and National Lottery Heritage Fund (NLHF), the Esmé Mitchell Trust, and the Architectural Heritage Fund (AHF).

## **Belfast Buildings Trust**

### **Trustees' Report**

#### **Buildings:**

##### **Carlisle Memorial Church**

Carlisle Memorial Church is the Trust's primary focus for development as a regeneration project and remains at the core of the Trust's current activity.

The building was successfully let as a commercial hire for an immersive art experience for the whole FY (September 2021 until September 2022). This had a significant impact on bringing the building to wider public awareness and helped bring a new audience to the space. It also demonstrated the building's potential as a long-term venue and supported both the Trust's testing of potential uses and its financial sustainability.

During this time, while the building was not available for the Trust to deliver activity in it, efforts were continued to maintain long-standing engagement and development work. In particular, the Trust continued project planning and development work to refocus the future use of Carlisle Memorial on cultural and creative skills. Having previously identified vital potential partnerships for this, including with Northern Ireland Opera, BBT expanded these discussions to involve other potential partners.

Building on work begun in September 2022, the Trust convened and launched a regular 'Creative Belfast Advisory Group', coordinated by the new Project & Engagement Officer. This group involves roughly 15 organisations across the local community, cultural, and skills sectors with whom BBT has a prior relationship to collaborate on potential uses of the building, both in the short and long term.

The outdoor areas were again successfully replanted and maintained during spring and summer; Trustees thank Martina Bellew for her efforts and are grateful that she remains committed to the Trust's work at Carlisle Memorial as a key-holder and maintenance support.

Scheduled maintenance checks to the roof were completed; Trustees thank David Hamilton and his colleagues at Martin & Hamilton for their continued and responsive efforts.

##### **Gate Lodge**

The Trust noted the continuing use of the Good Shepherd Gate Lodge as the Trust's Headquarters.

Towards the end of 2022/23, the Trust entered into a partnership agreement with the Turnaround Project, another social enterprise that supports people in the justice system in building relevant skills, to undertake regular maintenance of the Gate Lodge grounds; the Trustees thank the Turnaround team for their responsiveness and positive partnership.

# **Belfast Buildings Trust**

## **Trustees' Report**

### **Successful Belfast (Policy & Stakeholder Engagement):**

The Trust has continued its active programme of strategic government relations and advocacy work, especially in relation to built heritage, regeneration and planning, as well as individual projects.

The Development Director and a Trustee are both members of the Historic Environment Stakeholder Group and are respectively involved in this group's Placemaking and Advocacy & Communications Working Groups. During 2022-23, BBT played a central role in drafting a Heritage Regeneration paper for inclusion in a forthcoming toolkit being developed by the Ministerial Advisory Group on Architecture & the Built Environment (launched in February 2024, after the end of the financial year).

The Trust's Development Director was also asked by DfC to participate as a member of the task force supporting the development of a first Culture, Arts, & Heritage strategy in Northern Ireland. Accordingly, the Trust contributed to the recommendations of the Task Force presented to the Department in July 2023.

Regular and robust engagement with officials in Belfast City Council (BCC), DfC, and other relevant bodies regarding city regeneration and culture and heritage issues continued, including on matters related to the Cathedral Quarter, Belfast Stories, and Belfast2024. New relationships were developed with the Strategic Investment Board (SIB), building on the Trust's previous contribution to the Investment Strategy for NI (during FY2021-22). These critical stakeholder relationships contributed to the Trust securing formal support for its application to the Heritage Development Trust programme from BCC, DfC, SIB, Choice Housing Association, the Turnaround Project, Martin & Hamilton, and Northern Ireland Opera.

BBT plays an active role in the Heritage Trust Network (HTN); a trustee and the Development Director sit on the HTN Northern Ireland Committee and played a central role in programming and coordinating the delivery of two Northern Ireland HTN events in Derry/Londonderry (community-led regeneration, May 2023) and Lurgan (investment in heritage regeneration, September 2023).

The Trust's Development Director continues to engage with national heritage and placemaking stakeholders through his involvement with the Academy of Urbanism (AoU) as a Board Director and Curator of the AoU Congress.

### **Creative Belfast (Outreach Engagement):**

BBT continued its longstanding record of community engagement work in heritage and culture. Much of this involved research and project development to prepare for the 2023-24 FY, when the Trust can deliver activity in Carlisle Memorial once more, and exploring delivery opportunities for prospective city programmes, such as Belfast2024.

A series of 'Creative Carlisle' 'taster' events were held in the Crumlin Road Gaol, in partnership with Northern Ireland Opera, in November 2022. These focused on introducing to young people some of the skills identified in the emerging 'Creative Belfast' framework and served to further build engagement with potential future uses of Carlisle Memorial.

The Trust delivered a 'Love Letter to Belfast' campaign in February 2023, in partnership with Thrive and Belfast Chamber of Commerce, focused on building civic attachment to Belfast's future regeneration.

The Trust delivered a 'Bring Your Belfast' workshop in July 2023, in partnership with National Museums NI, working with a group of older people in Dee Street Community Centre. This focused on using artefacts to share stories of people and their connection to Belfast.

### **Mentoring**

# **Belfast Buildings Trust**

## **Trustees' Report**

BBT spent considerable time supporting other community and heritage regeneration organisations at various stages of project development. Some of those relationships during 2022-23 included Holywood Conservation Group, Forward South, An Droichead, Aerobuild NI, and Belfast Civic Trust.

### **Schools Debating Competition**

At the end of 2022-23, the Trust relaunched the NI Schools Debating Competition after a four-year COVID-19 hiatus, for delivery during 2023-24.

### **Other Achievements**

Partnership work during 2022-23 was developed with:

- Vault Artist Studios
- Northern Ireland Opera
- Northern Ireland Science Festival
- Linen Hall Library
- Architectural Heritage Fund
- Northern Ireland Environment Link
- Belfast City Council
- Department for Communities
- Academy of Urbanism
- Strategic Investment Board
- Belfast Chamber
- Thrive
- Queen's University Belfast School of Planning
- Queen's University Belfast School of Architecture
- National Museums Northern Ireland
- Choice Housing
- Turnaround Project
- EastSide Partnership
- Maritime Belfast Trust
- Indian Community Centre
- NI Screen
- The Prince's Trust
- Greater Shankill Partnership
- Armagh City, Banbridge, & Craigavon Council

### **Financial review**

The main incoming resources of the Charity remain the rental of various properties, income from these sources totalled £139,524 (£49,866 - 2023) and other grant funding.

The Charity is extremely grateful to all its grant funders and sponsors, without whose support the Charity would not be able to run a number of its activities.

### ***Policy on reserves***

The Trustees has established a policy whereby the unrestricted funds not committed or invested in tangible fixed assets ('the free reserves') held by the charity should be between 2 and 6 months of the resources expended, which equates to between £18,692 and £56,076 in general funds. At this level, the Trustees think the Charity would be able to continue the current activities of the charity. In the event of a significant drop in funding, it would obviously be necessary to consider how the funding would be replaced or activities changed. At present the free reserves amount to £245,387 and are above the Trustee's target range. The Trustees will continue to monitor free reserves.

# **Belfast Buildings Trust**

## **Trustees' Report**

### **Plans for future periods**

From its beginnings, Belfast Buildings Trust has focused its delivery and ambitions on using Belfast's heritage to deliver clear regeneration benefits for people: i.e., that the use and reuse of Belfast's authentic assets is at the forefront of the city's regeneration, meeting economic, social, and community needs. This focus will continue in 2023-24 and beyond, thanks to the Trust's values and the work undertaken to set out clear strategic direction up to and beyond its 30th Anniversary in 2026.

The Trust will balance work across its four areas of activity, between capital regeneration development and continued scoping of relevant opportunities, its 'Creative Belfast' outreach work, its 'Successful Belfast' policy engagement, and its mentoring work.

The Trust's primary focus for capital regeneration development in 2023/24 will continue to be Carlisle Memorial and it will continue to explore and scope opportunities for other capital regeneration projects.

Delivering public engagement activity and developing relevant partnerships through which the Trust can effectively activate Carlisle Memorial's use in the short term and explore opportunities for its long-term use will be important. Continued development of the BBT-led programme of activity in Carlisle Memorial will complement external hires and ensure a strong community input to its use. Enhancing and expanding the 'Creative Belfast' engagement work will guide this delivery and other public-facing activities.

The Trust will build on its strong and effective stakeholder relationships to develop its public profile through effective social media and other communications using its refocused communications approach.

Using its existing engagement on strategic and place-based engagement policy, the Trust will seek to deliver public-facing activity in partnership with others. It will continue to actively participate in its core partnerships with the Heritage Trust Network and Academy of Urbanism and support the delivery of Northern Ireland activity for both.

The Trust remains fully committed to the Northern Ireland Schools Debating Competition, which will continue in 2023-24.

Finally, the Trust will continue to work with partner organisations, both old and new, in its advice and mentoring role. It will continue its strong government relations and advocacy work and the broad benefits of people and heritage-led regeneration.

## **Belfast Buildings Trust**

### **Trustees' Report**

#### **Trustees and officers**

The trustees and officers serving during the year and since the year end were as follows:

Trustees:

- Mrs F Jay-O'Boyle, Patron
- Mrs J Corr
- Mr B O'Donnell, Director & Trustee
- Mr M Patton (Resigned 22 October 2022)
- Mr P Millar
- Mrs R Harkin
- Mrs K Collie (appointed 8 June 2023)

Senior Management / Leadership Team: Mr S Quinn, Company Secretary

#### **Structure, governance and management**

##### ***Nature of governing document***

The Belfast Buildings Trust is a company limited by guarantee and as such the liability of each of the members is limited. Under Section 62 of the Companies Act 2006, the Society is exempt from using the word Limited. The Society's governing document is the Memorandum and Articles of Association. In the event of the company being wound up members are required to contribute £1.00

##### ***Recruitment and appointment of trustees***

New trustees are identified by the board from leading members of the community who have the requisite skills and experience for the position along with a desire to serve the community

# Belfast Buildings Trust

## Trustees' Report

### *Major risks and management of those risks*

#### *Personnel*

the risk of losing key staff or volunteers, with the associated loss of expertise and experience

#### *Reputation*

the risk that the charity might be suffer reputational damage as the result of unauthorised public statements

#### *Financial*

the risk that charity could run into financial difficulties.

### **Reference and Administrative Details**

Charity Registration Number: 100818

Company Registration Number: NI031327

The charity is incorporated in Northern Ireland.

Registered Office: The Gate Lodge  
511A Ormeau Road  
Belfast  
Antrim  
BT7 3GS

Independent Examiner: Hopper & Co  
Chartered Accountants & Registered Auditors  
6 Doagh Road  
Ballyclare  
Co Antrim  
BT39 9BG

Solicitors: Cleaver, Fulton and Rankin  
50 Bedford Street  
Belfast

### **Financial instruments**

#### *Objectives and policies*

The charity's activities expose it to a number of financial risks including credit risk, cash flow risk and liquidity risk. The use of financial derivatives is governed by the charity's policies approved by the board of trustees, which provide written principles on the use of financial derivatives to manage these risks. The charity does not use derivative financial instruments for speculative purposes.

#### *Cash flow risk*

The charity's activities expose it primarily to the financial risks of changes in foreign currency exchange rates and interest rates. The charity uses foreign exchange forward contracts and interest rate swap contracts to hedge these exposures.

Interest bearing assets and liabilities are held at fixed rate to ensure certainty of cash flows.

## **Belfast Buildings Trust**

### **Trustees' Report**

#### ***Credit risk***

The charity's principal financial assets are bank balances and cash, trade and other receivables, and investments. The charity's credit risk is primarily attributable to its trade receivables. The amounts presented in the balance sheet are net of allowances for doubtful receivables. An allowance for impairment is made where there is an identified loss event which, based on previous experience, is evidence of a reduction in the recoverability of the cash flows.

The credit risk on liquid funds and derivative financial instruments is limited because the counterparties are banks with high credit-ratings assigned by international credit-rating agencies.

The charity has no significant concentration of credit risk, with exposure spread over a large number of counterparties and customers.

#### ***Liquidity risk***

In order to maintain liquidity to ensure that sufficient funds are available for ongoing operations and future developments, the charity uses a mixture of long-term and short-term debt finance.

Further details regarding liquidity risk can be found in the Statement of accounting policies in the financial statements.

#### **Creditor payment policy**

The charity supports prompt payment and targets payment for goods and services to be made within agreed payment terms or within 10 days of receipt of invoices not in dispute.

#### **Going concern**

The trustees assess whether the use of going concern is appropriate i.e. whether there are any material uncertainties related to events or conditions that may cast significant doubt on the ability of the charity to continue as a going concern. The trustees make this assessment in respect of a period of one year from the date of approval of the financial statements.

The nature of funding is such that Trustees cannot be certain that projected future funding will materialise.

At the time of approving the accounts, despite financial challenges and following assessment the Trustees have a reasonable expectation that the charity 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 these financial statements.

# Belfast Buildings Trust

## Trustees' Report

### Statement of trustees' responsibilities

The trustees (who are also the directors of Belfast Buildings Trust for the purposes of company law) are responsible for preparing the trustees' report and the financial statements in accordance with applicable law and *United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice)*, including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland". The report and accounts have been prepared in accordance with the provisions in the Companies Act 2006 relating to small companies.

Company law requires the trustees to prepare financial statements for each financial year. Under company law the trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including its income and expenditure, of the charitable company for that period. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards, comprising FRS 102 have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in business.

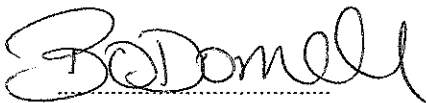
The trustees are responsible for keeping proper accounting records that can disclose with reasonable accuracy at any time the financial position of the charitable company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding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

The trustees are responsible for the maintenance and integrity of the corporate and financial information included on the charitable company's website. Legislation governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

### Small companies provision statement

This report has been prepared in accordance with the small companies regime under the Companies Act 2006.

The annual report was approved by the trustees of the charity on 13 June 2024 and signed on its behalf by:



Mr B O'Donnell  
Director and Trustee

## Belfast Buildings Trust

### Independent Examiner's Report to the trustees of Belfast Buildings Trust ('the Company')

I report to the charity trustees on my examination of the accounts of the Company for the year ended 30 September 2023.

#### Responsibilities and basis of report

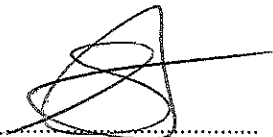
As the charity's trustees of Belfast Buildings Trust (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of Belfast Buildings Trust are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your charity's accounts as carried out under section 65(3) of the Charities Act (Northern Ireland) 2008 ('the 2008 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under section 65(9)(b) of the 2008 Act.

#### Independent examiner's statement

1. accounting records were not kept in respect of Belfast Buildings Trust as required by section 282 of the 2014 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements of section 396 of the 2006 Act other than any requirement that the accounts give a 'true and fair view' which is not a matter considered as part of an independent examination; or
4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities [applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)].

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



Simon Hopper FCA  
Hopper & Co  
Chartered Accountants & Registered Auditors  
IE Body :Chartered Accountants Ireland

6 Doagh Road  
Ballyclare  
Co Antrim  
BT39 9BG

13 June 2024

## Belfast Buildings Trust

### Statement of Financial Activities for the Year Ended 30 September 2023 (Including Income and Expenditure Account and Statement of Total Recognised Gains and Losses)

	Note	Unrestricted funds £	Restricted funds £	Total 2023 £
<b>Income and Endowments from:</b>				
Donations and legacies	3	1,500	2,500	4,000
Charitable activities	4	139,524	20,000	159,524
Investment income	5	7,056	-	7,056
Total income		<u>148,080</u>	<u>22,500</u>	<u>170,580</u>
<b>Expenditure on:</b>				
Charitable activities	6	(112,153)	(41,754)	(153,907)
Other expenditure	7	-	(34,319)	(34,319)
Total expenditure		<u>(112,153)</u>	<u>(76,073)</u>	<u>(188,226)</u>
Net income/(expenditure)		<u>35,927</u>	<u>(53,573)</u>	<u>(17,646)</u>
Net movement in funds		35,927	(53,573)	(17,646)
<b>Reconciliation of funds</b>				
Total funds brought forward		<u>209,460</u>	<u>2,917,400</u>	<u>3,126,860</u>
Total funds carried forward	17	<u>245,387</u>	<u>2,863,827</u>	<u>3,109,214</u>
	Note	Unrestricted funds £	Restricted funds £	Total 2022 £
<b>Income and Endowments from:</b>				
Donations and legacies	3	100	48,488	48,588
Charitable activities	4	49,866	28,500	78,366
Investment income	5	882	-	882
Total income		<u>50,848</u>	<u>76,988</u>	<u>127,836</u>
<b>Expenditure on:</b>				
Charitable activities	6	(80,529)	(20,093)	(100,622)
Other expenditure	7	-	(34,319)	(34,319)
Total expenditure		<u>(80,529)</u>	<u>(54,412)</u>	<u>(134,941)</u>
Net (expenditure)/income		<u>(29,681)</u>	<u>22,576</u>	<u>(7,105)</u>
Net movement in funds		(29,681)	22,576	(7,105)
<b>Reconciliation of funds</b>				
Total funds brought forward		<u>239,141</u>	<u>2,894,824</u>	<u>3,133,965</u>
Total funds carried forward	17	<u>209,460</u>	<u>2,917,400</u>	<u>3,126,860</u>

All of the charity's activities derive from continuing operations during the above two periods.

The notes on pages 16 to 31 form an integral part of these financial statements.

**Belfast Buildings Trust**

**Statement of Financial Activities for the Year Ended 30 September 2023  
(Including Income and Expenditure Account and Statement of Total Recognised Gains  
and Losses)**

The funds breakdown for 2022 is shown in note 17.

The notes on pages 16 to 31 form an integral part of these financial statements.

## Belfast Buildings Trust

(Registration number: NI031327)  
Balance Sheet as at 30 September 2023

	Note	2023 £	2022 £
<b>Fixed assets</b>			
Tangible assets	12	2,813,040	2,846,860
<b>Current assets</b>			
Debtors	13	5,695	2,900
Cash at bank and in hand	14	<u>309,590</u>	<u>328,092</u>
		315,285	330,992
<b>Creditors: Amounts falling due within one year</b>	15	<u>(1,861)</u>	<u>(32,742)</u>
<b>Net current assets</b>		<u>313,424</u>	<u>298,250</u>
<b>Total assets less current liabilities</b>		3,126,464	3,145,110
<b>Creditors: Amounts falling due after more than one year</b>	16	<u>(17,250)</u>	<u>(18,250)</u>
<b>Net assets</b>		<u><u>3,109,214</u></u>	<u><u>3,126,860</u></u>
<b>Funds of the charity:</b>			
<b>Restricted income funds</b>			
Restricted funds	17	2,863,827	2,917,400
<b>Unrestricted income funds</b>			
Unrestricted funds		<u>245,387</u>	<u>209,460</u>
<b>Total funds</b>	17	<u><u>3,109,214</u></u>	<u><u>3,126,860</u></u>

For the financial year ending 30 September 2023 the charity was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

### Directors' responsibilities:

- The members have not required the charity to obtain an audit of its accounts for the year in question in accordance with section 476; and
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

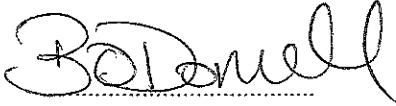
These financial statements have been prepared in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006.

The notes on pages 16 to 31 form an integral part of these financial statements.

**Belfast Buildings Trust**

**(Registration number: NI031327)  
Balance Sheet as at 30 September 2023**

The financial statements on pages 12 to 31 were approved by the trustees, and authorised for issue on 13 June 2024 and signed on their behalf by:

A handwritten signature in black ink, appearing to read 'B O'Donnell', written over a dotted horizontal line.

Mr B O'Donnell  
Director and Trustee

The notes on pages 16 to 31 form an integral part of these financial statements.

## **Belfast Buildings Trust**

### **Notes to the Financial Statements for the Year Ended 30 September 2023**

#### **1 Charity status**

The charity is limited by guarantee, incorporated in Northern Ireland, and consequently does not have share capital. Each of the trustees is liable to contribute an amount not exceeding £1 towards the assets of the charity in the event of liquidation.

The address of its registered office is:

The Gate Lodge  
511A Ormeau Road  
Belfast  
Antrim  
BT7 3GS

These financial statements were authorised for issue by the trustees on 13 June 2024.

#### **2 Accounting policies**

##### **Summary of significant accounting policies and key accounting estimates**

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

##### **Statement of compliance**

The financial statements have been prepared in accordance with 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)) (issued in October 2019) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

##### **Basis of preparation**

Belfast Buildings Trust meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy notes.

##### **Going concern**

The trustees consider that there are no material uncertainties about the charity's ability to continue as a going concern nor any significant areas of uncertainty that affect the carrying value of assets held by the charity.

##### **Exemption from preparing a cash flow statement**

The charity opted to early adopt Bulletin 1 published on 2 February 2016 and have therefore not included a cash flow statement in these financial statements.

##### **Income and endowments**

All income is recognised once the charity has entitlement to the income, it is probable that the income will be received and the amount of the income receivable can be measured reliably.

## **Belfast Buildings Trust**

### **Notes to the Financial Statements for the Year Ended 30 September 2023**

#### ***Donations and legacies***

Donations are recognised when the charity has been notified in writing of both the amount and settlement date. In the event that a donation is subject to conditions that require a level of performance by the charity before the charity is entitled to the funds, the income is deferred and not recognised until either those conditions are fully met, or the fulfilment of those conditions is wholly within the control of the charity and it is probable that these conditions will be fulfilled in the reporting period.

#### ***Grants receivable***

Grants are recognised when the charity has an entitlement to the funds and any conditions linked to the grants have been met. Where performance conditions are attached to the grant and are yet to be met, the income is recognised as a liability and included on the balance sheet as deferred income to be released.

#### ***Investment income***

Dividends are recognised once the dividend has been declared and notification has been received of the dividend due.

#### **Expenditure**

All expenditure is recognised once there is a legal or constructive obligation to that expenditure, it is probable settlement is required and the amount can be measured reliably. All costs are allocated to the applicable expenditure heading that aggregate similar costs to that category. Where costs cannot be directly attributed to particular headings they have been allocated on a basis consistent with the use of resources, with central staff costs allocated on the basis of time spent, and depreciation charges allocated on the portion of the asset's use. Other support costs are allocated based on the spread of staff costs.

#### ***Charitable activities***

Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

#### **Support costs**

Support costs include central functions and have been allocated to activity cost categories on a basis consistent with the use of resources, for example, allocating property costs by floor areas, or per capita, staff costs by the time spent and other costs by their usage.

#### **Governance costs**

These include the costs attributable to the charity's compliance with constitutional and statutory requirements, including audit, strategic management and trustees meetings and reimbursed expenses.

#### **Taxation**

The charity is considered to pass the tests set out in Paragraph 1 Schedule 6 of the Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes. Accordingly, the charity is potentially exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3 Part 11 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

#### **Tangible fixed assets**

Individual fixed assets costing £0.00 or more are initially recorded at cost, less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

## **Belfast Buildings Trust**

### **Notes to the Financial Statements for the Year Ended 30 September 2023**

#### **Depreciation and amortisation**

Depreciation is provided on tangible fixed assets so as to write off the cost or valuation, less any estimated residual value, over their expected useful economic life as follows:

#### **Trade debtors**

Trade debtors are amounts due from customers for merchandise sold or services performed in the ordinary course of business.

Trade debtors are recognised initially at the transaction price. They are subsequently measured at amortised cost using the effective interest method, less provision for impairment. A provision for the impairment of trade debtors is established when there is objective evidence that the charity will not be able to collect all amounts due according to the original terms of the receivables.

#### **Cash and cash equivalents**

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

#### **Trade creditors**

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if the charity does not have an unconditional right, at the end of the reporting period, to defer settlement of the creditor for at least twelve months after the reporting date. If there is an unconditional right to defer settlement for at least twelve months after the reporting date, they are presented as non-current liabilities.

Trade creditors are recognised initially at the transaction price and subsequently measured at amortised cost using the effective interest method.

#### **Borrowings**

Interest-bearing borrowings are initially recorded at fair value, net of transaction costs. Interest-bearing borrowings are subsequently carried at amortised cost, with the difference between the proceeds, net of transaction costs, and the amount due on redemption being recognised as a charge to the Statement of Financial Activities over the period of the relevant borrowing.

Interest expense is recognised on the basis of the effective interest method and is included in interest payable and similar charges.

Borrowings are classified as current liabilities unless the charity has an unconditional right to defer settlement of the liability for at least twelve months after the reporting date.

## **Belfast Buildings Trust**

### **Notes to the Financial Statements for the Year Ended 30 September 2023**

#### **Foreign exchange**

Transactions in foreign currencies are recorded at the rate of exchange at the date of the transaction. Monetary assets and liabilities denominated in foreign currencies at the balance sheet date are reported at the rates of exchange prevailing at that date.

The results of overseas operations are translated at the average rates of exchange during the period and their balance sheets at the rates ruling at the balance sheet date. Exchange differences arising on translation of the opening net assets and results of overseas operations are reported in other comprehensive income and accumulated in equity (attributed to non-controlling interests as appropriate).

Other exchange differences are recognised in the Statement of Financial Activities in the period in which they arise except for:

- 1) exchange differences on transactions entered into to hedge certain foreign currency risks (see above);
- 2) exchange differences arising on gains or losses on non-monetary items which are recognised in other comprehensive income; and
- 3) in the case of the consolidated financial statements, exchange differences on monetary items receivable from or payable to a foreign operation for which settlement is neither planned nor likely to occur (therefore forming part of the net investment in the foreign operation), which are recognised in other comprehensive income and reported under equity.

#### **Fund structure**

Unrestricted income funds are general funds that are available for use at the trustees discretion in furtherance of the objectives of the charity.

Restricted income funds are those donated for use in a particular area or for specific purposes, the use of which is restricted to that area or purpose.

#### **Financial instruments**

##### ***Classification***

Financial assets and financial liabilities are recognised when the charity becomes a party to the contractual provisions of the instrument.

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the charity after deducting all of its liabilities.

## Belfast Buildings Trust

### Notes to the Financial Statements for the Year Ended 30 September 2023

#### *Recognition and measurement*

All financial assets and liabilities are initially measured at transaction price (including transaction costs), except for those financial assets classified as at fair value through profit or loss, which are initially measured at fair value (which is normally the transaction price excluding transaction costs), unless the arrangement constitutes a financing transaction. If an arrangement constitutes a financing transaction, the financial asset or financial liability is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Financial assets and liabilities are only offset in the statement of financial position when, and only when there exists a legally enforceable right to set off the recognised amounts and the charity intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

Financial assets are derecognised when and only when a) the contractual rights to the cash flows from the financial asset expire or are settled, b) the charity transfers to another party substantially all of the risks and rewards of ownership of the financial asset, or c) the charity, despite having retained some, but not all, significant risks and rewards of ownership, has transferred control of the asset to another party.

Financial liabilities are derecognised only when the obligation specified in the contract is discharged, cancelled or expires.

## Belfast Buildings Trust

### Notes to the Financial Statements for the Year Ended 30 September 2023

#### *Debt instruments*

Debt instruments which meet the following conditions are subsequently measured at amortised cost using the effective interest method:

(a) The contractual return to the holder is (i) a fixed amount; (ii) a positive fixed rate or a positive variable rate; or (iii) a combination of a positive or a negative fixed rate and a positive variable rate.

(b) The contract may provide for repayments of the principal or the return to the holder (but not both) to be linked to a single relevant observable index of general price inflation of the currency in which the debt instrument is denominated, provided such links are not leveraged.

(c) The contract may provide for a determinable variation of the return to the holder during the life of the instrument, provided that (i) the new rate satisfies condition (a) and the variation is not contingent on future events other than (1) a change of a contractual variable rate; (2) to protect the holder against credit deterioration of the issuer; (3) changes in levies applied by a central bank or arising from changes in relevant taxation or law; or (ii) the new rate is a market rate of interest and satisfies condition (a).

(d) There is no contractual provision that could, by its terms, result in the holder losing the principal amount or any interest attributable to the current period or prior periods.

(e) Contractual provisions that permit the issuer to prepay a debt instrument or permit the holder to put it back to the issuer before maturity are not contingent on future events, other than to protect the holder against the credit deterioration of the issuer or a change in control of the issuer, or to protect the holder or issuer against changes in levies applied by a central bank or arising from changes in relevant taxation or law.

(f) Contractual provisions may permit the extension of the term of the debt instrument, provided that the return to the holder and any other contractual provisions applicable during the extended term satisfy the conditions of paragraphs (a) to (c).

Debt instruments that are classified as payable or receivable within one year on initial recognition and which meet the above conditions are measured at the undiscounted amount of the cash or other consideration expected to be paid or received, net of impairment.

With the exception of some hedging instruments, other debt instruments not meeting these conditions are measured at fair value through profit or loss.

Commitments to make and receive loans which meet the conditions mentioned above are measured at cost (which may be nil) less impairment.

#### *Investments*

Investments in non-convertible preference shares and non-puttable ordinary or preference shares (where shares are publicly traded or their fair value is reliably measurable) are measured at fair value through profit or loss. Where fair value cannot be measured reliably, investments are measured at cost less impairment.

Investments in subsidiaries and associates are measured at cost less impairment. For investments in subsidiaries acquired for consideration including the issue of shares qualifying for merger relief, cost is measured by reference to the nominal value of the shares issued plus fair value of other consideration. Any premium is ignored.

## Belfast Buildings Trust

### Notes to the Financial Statements for the Year Ended 30 September 2023

#### *Derivative financial instruments*

The charity uses derivative financial instruments to reduce exposure to foreign exchange risk and interest rate movements. The charity does not hold or issue derivative financial instruments for speculative purposes.

Derivatives are initially recognised at fair value at the date a derivative contract is entered into and are subsequently remeasured to their fair value at each reporting date. The resulting gain or loss is recognised in statement of financial activities immediately unless the derivative is designated and effective as a hedging instrument, in which event the timing of the recognition in statement of financial activities depends on the nature of the hedge relationship.

#### *Fair value measurement*

The best evidence of fair value is a quoted price for an identical asset in an active market. When quoted prices are unavailable, the price of a recent transaction for an identical asset provides evidence of fair value as long as there has not been a significant change in economic circumstances or a significant lapse of time since the transaction took place. If the market is not active and recent transactions of an identical asset on their own are not a good estimate of fair value, the fair value is estimated by using a valuation technique.

### 3 Income from donations and legacies

	Unrestricted funds General £	Restricted funds £	Total funds £
Donations and legacies;			
Donations from community groups	1,500	-	1,500
Grants, including capital grants;			
Grants from other charities	-	2,500	2,500
<b>Total for 2023</b>	1,500	2,500	4,000
<b>Total for 2022</b>	100	48,488	48,588

### 4 Income from charitable activities

	Unrestricted funds General £	Restricted funds £	Total funds £
Letting of Property for charitable purposes	139,524	20,000	159,524
<b>Total for 2023</b>	139,524	20,000	159,524
<b>Total for 2022</b>	49,866	28,500	78,366

## Belfast Buildings Trust

### Notes to the Financial Statements for the Year Ended 30 September 2023

#### 5 Investment income

	<b>Unrestricted funds General £</b>	<b>Total funds £</b>
Interest receivable and similar income; Interest receivable on bank deposits	7,056	7,056
<b>Total for 2023</b>	7,056	7,056
<b>Total for 2022</b>	882	882

#### 6 Expenditure on charitable activities

	<b>Unrestricted funds General £</b>	<b>Restricted funds £</b>	<b>Total funds £</b>
Letting of Property for charitable purposes	112,153	41,754	153,907
<b>Total for 2022</b>	80,529	20,093	100,622

**Total  
expenditure  
£**

In addition to the expenditure analysed above, there are also governance costs of £1,823 (2022 - £1,300) which relate directly to charitable activities. See note 8 for further details.

#### 7 Other expenditure

	<b>Note</b>	<b>Restricted funds £</b>	<b>Total funds £</b>
Depreciation, amortisation and other similar costs		34,319	34,319
<b>Total for 2023</b>		34,319	34,319
<b>Total for 2022</b>		34,319	34,319

## Belfast Buildings Trust

### Notes to the Financial Statements for the Year Ended 30 September 2023

#### 8 Analysis of governance and support costs

##### Governance costs

	Unrestricted funds General £	Total funds £
Independent examiner fees		
Examination of the financial statements	1,450	1,450
Other governance costs	<u>373</u>	<u>373</u>
<b>Total for 2023</b>	<u><u>1,823</u></u>	<u><u>1,823</u></u>
<b>Total for 2022</b>	<u><u>1,300</u></u>	<u><u>1,300</u></u>

## Belfast Buildings Trust

### Notes to the Financial Statements for the Year Ended 30 September 2023

#### 9 Trustees remuneration and expenses

No trustees have received any reimbursed expenses from the charity during the year.

#### 10 Independent examiner's remuneration

	2023 £	2022 £
Examination of the financial statements	1,450	1,300

#### 11 Taxation

The charity is a registered charity and is therefore exempt from taxation.

#### 12 Tangible fixed assets

	Land and buildings £	Furniture and equipment £	Total £
<b>Cost</b>			
At 1 October 2022	3,400,532	23,641	3,424,173
Additions	-	1,234	1,234
At 30 September 2023	3,400,532	24,875	3,425,407
<b>Depreciation</b>			
At 1 October 2022	554,259	23,054	577,313
Charge for the year	34,319	735	35,054
At 30 September 2023	588,578	23,789	612,367
<b>Net book value</b>			
At 30 September 2023	2,811,954	1,086	2,813,040
At 30 September 2022	2,846,273	587	2,846,860

#### 13 Debtors

	2023 £	2022 £
Trade debtors	2,900	2,900
Other debtors	2,795	-
	5,695	2,900

## Belfast Buildings Trust

### Notes to the Financial Statements for the Year Ended 30 September 2023

#### 14 Cash and cash equivalents

	2023 £	2022 £
Cash at bank	<u>309,590</u>	<u>328,092</u>

#### 15 Creditors: amounts falling due within one year

	2023 £	2022 £
Trade creditors	1,200	4,999
Other taxation and social security	635	-
VAT grant repayable	(1,424)	3,606
Other creditors	-	1
Accruals	<u>1,450</u>	<u>24,136</u>
	<u>1,861</u>	<u>32,742</u>

#### 16 Creditors: amounts falling due after one year

	2023 £	2022 £
Bank loans	<u>17,250</u>	<u>18,250</u>

#### 17 Funds

	Balance at 1 October 2022 £	Incoming resources £	Resources expended £	Balance at 30 September 2023 £
<b>Unrestricted funds</b>				
<i>General</i>				
Unrestricted Funds	209,460	148,080	(112,153)	245,387
<b>Restricted</b>				
Buildings Fund	2,846,273	-	(34,319)	2,811,954
Esme Mitchell Development Fund	8,494	20,000	(9,965)	18,529
Schools Debating Competition The streets where they lived project	5,852	-	-	5,852
Successful Belfast	221	-	(185)	36
Heritage Recovery Fund	1,823	-	(1,823)	-
Covid Recovery Employment & Skills Initiative	5,670	-	(5,511)	159
PRS Fund	49,067	-	(24,270)	24,797
	<u>-</u>	<u>2,500</u>	<u>-</u>	<u>2,500</u>
<b>Total restricted funds</b>	<u>2,917,400</u>	<u>22,500</u>	<u>(76,073)</u>	<u>2,863,827</u>

## Belfast Buildings Trust

### Notes to the Financial Statements for the Year Ended 30 September 2023

	Balance at 1 October 2022 £	Incoming resources £	Resources expended £	Balance at 30 September 2023 £
<b>Total funds</b>	<u>3,126,860</u>	<u>170,580</u>	<u>(188,226)</u>	<u>3,109,214</u>

## Belfast Buildings Trust

### Notes to the Financial Statements for the Year Ended 30 September 2023

	Balance at 1 October 2021 £	Incoming resources £	Resources expended £	Balance at 30 September 2022 £
<b>Unrestricted funds</b>				
<i>General</i>				
Unrestricted Funds	239,141	50,848	(80,529)	209,460
<b>Restricted</b>				
Buildings Fund	2,880,592	-	(34,319)	2,846,273
Esme Mitchell Development Fund	-	28,500	(20,006)	8,494
Schools Debating Competition	5,852	-	-	5,852
The streets where they lived project	800	(579)	-	221
Successful Belfast	1,910	-	(87)	1,823
Heritage Recovery Fund	5,670	-	-	5,670
Covid Recovery Employment & Skills Initiative	-	49,067	-	49,067
<b>Total restricted funds</b>	<u>2,894,824</u>	<u>76,988</u>	<u>(54,412)</u>	<u>2,917,400</u>
<b>Total funds</b>	<u>3,133,965</u>	<u>127,836</u>	<u>(134,941)</u>	<u>3,126,860</u>

## Belfast Buildings Trust

### Notes to the Financial Statements for the Year Ended 30 September 2023

The specific purposes for which the funds are to be applied are as follows:

#### Buildings Fund.

Belfast Buildings Trust (BBT) delivers physical, social, and economic regeneration through the reuse of Belfast's landmark buildings. It works with local people to secure sustainable futures for buildings that are meaningful to them: the Trust's heritage-led regeneration focus means that its focus is on people, with the city's buildings serving as the vehicle for civic regeneration.

The buildings secure by the trust are restricted for this purpose.

#### Esme Mitchel Development Fund

An initial 3 year project started in the Summer of 2018, which was extended by an additional 2 years in 2020, to progress the proposed scheme at Carlisle Memorial Church and the creation of the North Belfast Heritage Cluster

The funding is used to part-finance the Development Manager's time and to provide some part-time administration support, further enabling the Development Manager to focus on project delivery

#### The Covid Recovery Economic Skills Initiative (CRESI)

CRESI was established by the Department for Communities in 2022 and administered by the National Lottery Heritage Fund. It is a one-off funding programme to support organisations in the heritage sector, and the sector more widely, to attract and retain people with skills necessary for sector's future sustainability.

The funding secured by the Trust is used directly to fund the Project & Engagement Officer's role and relevant associated training for 3-years.

#### 18 Analysis of net assets between funds

	Unrestricted funds General £	Restricted funds £	Total funds at 30 September 2023 £
Tangible fixed assets	-	2,813,040	2,813,040
Current assets	264,498	50,787	315,285
Current liabilities	(1,861)	-	(1,861)
Creditors over 1 year	(17,250)	-	(17,250)
Total net assets	<u>245,387</u>	<u>2,863,827</u>	<u>3,109,214</u>

## Belfast Buildings Trust

### Notes to the Financial Statements for the Year Ended 30 September 2023

	Unrestricted funds General £	Restricted funds £	Total funds at 30 September 2022 £
Tangible fixed assets	-	2,846,860	2,846,860
Current assets	260,452	70,540	330,992
Current liabilities	(32,742)	-	(32,742)
Creditors over 1 year	(18,250)	-	(18,250)
<b>Total net assets</b>	<b>209,460</b>	<b>2,917,400</b>	<b>3,126,860</b>

#### 19 Analysis of net funds

	At 1 October 2022 £	Financing cash flows £	At 30 September 2023 £
Cash at bank and in hand	328,092	(18,502)	309,590
Net debt	328,092	(18,502)	309,590
	At 1 October 2021 £	Financing cash flows £	At 30 September 2022 £
Cash at bank and in hand	270,722	57,370	328,092
Net debt	270,722	57,370	328,092

## **Belfast Buildings Trust**

### **Notes to the Financial Statements for the Year Ended 30 September 2023**

#### **20 Related party transactions**

During the year the charity made the following related party transactions:

##### **Jay Associates**

(Jay Associates is deemed to be a related party due to its association with Fionnula Jay-O'Boyle a trustee of the Belfast Buildings Trust.)

During the year the charity paid Jay Associates £25,990 in management fees.. At the balance sheet date the amount due to/from Jay Associates was £Nil (2022 - £Nil).

##### **Shane Quinn**

(Shane Quinn is deemed to be a related party due as he is company secretary of the Belfast Buildings Trust.)

During the year the charity paid S Quinn £33,775 in management fees.. At the balance sheet date the amount due to/from Shane Quinn was £Nil (2022 - £Nil).

The trustees have reviewed the above arrangements and are content the necessary internal governance and control procedures exist to ensure value for money is achieved by the trust.

**Belfast Buildings Trust**

Northern Ireland - Charity number 100818

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# Annual report

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# **Belfast Buildings Trust**

## **Trustees' Report**

The trustees, who are directors for the purposes of company law, present the annual report together with the financial statements of the charitable company for the year ended 30 September 2023.

### **Objectives and activities**

#### ***Objects and aims***

Belfast Buildings Trust delivers physical, social, and economic regeneration through the reuse of historic and landmark buildings in Belfast. It works with local people to develop sustainable uses for buildings which are perceived as having no viable economic use and to champion relevant, authentic, and impactful regeneration.

#### ***Objectives, strategies and activities***

The Trust supports and advances the development of a confident and mature civic society in Northern Ireland through the delivery of engagement activities relating to heritage, regeneration, urban development, and civic society issues. It hosts lectures, conducts research, provides information, and engages with the public on a range of issues relating to the development of Belfast and wider regeneration and heritage issues in Northern Ireland. The Trust also provides mentoring and advice to a range of community organisations relating to heritage, regeneration, urban development, and civic society issues. This can include the establishment of other charitable organisations or advice on handling a specific regeneration or capital works issue.

#### ***Public benefit***

Belfast Buildings Trust meets the public benefit requirement by providing benefit to the general public in Belfast and in Northern Ireland as a whole. Through the nature of specific capital regeneration work, some benefits are focused on a particular geographic area, but these are in such a way as to maximise the broadest public benefit as possible. Some private benefit is generated through employing individual contractors on specific capital works, but this private benefit is incidental and is significantly outweighed by the work of the Trust in achieving its purposes. Benefits arising from the Trust's purposes and activities include economic development, the improvement of the physical and built environment, increased community cohesion, job creation, an improved sense of place, the protection of the character and fabric of places in Northern Ireland, protection of the built environment, the delivery of sustainable and appropriate development, a strengthened civic society, a strengthened voluntary and community sector, and a more engaged public. These benefits are demonstrated through feedback from communities in which the Trust has worked, in feedback from statutory agencies relating to the work of the Trust, in surveys of people who use the Trust's services or buildings. It can be further evidenced through public support for the reuse of historic buildings, through the clear support for buildings to provide a regenerative purpose in areas of deprivation, and through increased levels of public engagement in issues relating to building a confident civic society in Northern Ireland.

The trustees confirm that they have complied with the requirements of section 4 of the Charities Act 2008 to have due regard to the public benefit guidance published by The Charity Commission for Northern Ireland.

# **Belfast Buildings Trust**

## **Trustees' Report**

### **Achievements and performance**

#### **Corporate:**

##### **Project & Engagement Officer**

The Trust appointed a new member of staff to the newly created post of Project & Engagement Officer. Cara Jones took up the role in November 2022 after a competitive recruitment process during autumn 2022. The role is a significant development in BBT's activity, providing additional capacity to develop and deliver engagement activity in Carlisle Memorial and coordinating the building's commercial hire opportunities.

Trustees gratefully acknowledge the 3-year funding support for this role through the Department for Communities' Covid Recovery Economic Skills Initiative, administered by the National Lottery Heritage Fund.

##### **Strategy Development**

Recognising that the Trust will celebrate its 30th anniversary in 2026, Trustees and staff began, in June 2023, a process of reviewing recent activity, identifying future opportunities, and developing an outline strategy framework that the organisation can use to help guide activity over the next three-to-five years. This work included scoping potential capital regeneration opportunities in support of future financial sustainability and scoping delivery themes in housing, skills, health & well-being, and culture, through which the Trust can link its work to broader policy. It also helped to identify a rationalisation of existing activity across the Trust's four main areas as Buildings (Capital Regeneration), Creative Belfast (Outreach Engagement), Successful Belfast (Policy & Stakeholder Engagement), and Mentoring.

Work remained ongoing at year-end, due for completion in November 2023.

The process was supported by the Trust preparing and submitting an application to the Architectural Heritage Fund's Heritage Development Programme in September 2023, the outcome of which came after the year-end.

##### **Income Generation**

The Trust generated a significant proportion of its annual income via a commercial hire of Carlisle Memorial.

Trustees acknowledge the continued funding support of the Department for Communities (DfC) and National Lottery Heritage Fund (NLHF), the Esmé Mitchell Trust, and the Architectural Heritage Fund (AHF).

## **Belfast Buildings Trust**

### **Trustees' Report**

#### **Buildings:**

##### **Carlisle Memorial Church**

Carlisle Memorial Church is the Trust's primary focus for development as a regeneration project and remains at the core of the Trust's current activity.

The building was successfully let as a commercial hire for an immersive art experience for the whole FY (September 2021 until September 2022). This had a significant impact on bringing the building to wider public awareness and helped bring a new audience to the space. It also demonstrated the building's potential as a long-term venue and supported both the Trust's testing of potential uses and its financial sustainability.

During this time, while the building was not available for the Trust to deliver activity in it, efforts were continued to maintain long-standing engagement and development work. In particular, the Trust continued project planning and development work to refocus the future use of Carlisle Memorial on cultural and creative skills. Having previously identified vital potential partnerships for this, including with Northern Ireland Opera, BBT expanded these discussions to involve other potential partners.

Building on work begun in September 2022, the Trust convened and launched a regular 'Creative Belfast Advisory Group', coordinated by the new Project & Engagement Officer. This group involves roughly 15 organisations across the local community, cultural, and skills sectors with whom BBT has a prior relationship to collaborate on potential uses of the building, both in the short and long term.

The outdoor areas were again successfully replanted and maintained during spring and summer; Trustees thank Martina Bellew for her efforts and are grateful that she remains committed to the Trust's work at Carlisle Memorial as a key-holder and maintenance support.

Scheduled maintenance checks to the roof were completed; Trustees thank David Hamilton and his colleagues at Martin & Hamilton for their continued and responsive efforts.

##### **Gate Lodge**

The Trust noted the continuing use of the Good Shepherd Gate Lodge as the Trust's Headquarters.

Towards the end of 2022/23, the Trust entered into a partnership agreement with the Turnaround Project, another social enterprise that supports people in the justice system in building relevant skills, to undertake regular maintenance of the Gate Lodge grounds; the Trustees thank the Turnaround team for their responsiveness and positive partnership.

# **Belfast Buildings Trust**

## **Trustees' Report**

### **Successful Belfast (Policy & Stakeholder Engagement):**

The Trust has continued its active programme of strategic government relations and advocacy work, especially in relation to built heritage, regeneration and planning, as well as individual projects.

The Development Director and a Trustee are both members of the Historic Environment Stakeholder Group and are respectively involved in this group's Placemaking and Advocacy & Communications Working Groups. During 2022-23, BBT played a central role in drafting a Heritage Regeneration paper for inclusion in a forthcoming toolkit being developed by the Ministerial Advisory Group on Architecture & the Built Environment (launched in February 2024, after the end of the financial year).

The Trust's Development Director was also asked by DfC to participate as a member of the task force supporting the development of a first Culture, Arts, & Heritage strategy in Northern Ireland. Accordingly, the Trust contributed to the recommendations of the Task Force presented to the Department in July 2023.

Regular and robust engagement with officials in Belfast City Council (BCC), DfC, and other relevant bodies regarding city regeneration and culture and heritage issues continued, including on matters related to the Cathedral Quarter, Belfast Stories, and Belfast2024. New relationships were developed with the Strategic Investment Board (SIB), building on the Trust's previous contribution to the Investment Strategy for NI (during FY2021-22). These critical stakeholder relationships contributed to the Trust securing formal support for its application to the Heritage Development Trust programme from BCC, DfC, SIB, Choice Housing Association, the Turnaround Project, Martin & Hamilton, and Northern Ireland Opera.

BBT plays an active role in the Heritage Trust Network (HTN); a trustee and the Development Director sit on the HTN Northern Ireland Committee and played a central role in programming and coordinating the delivery of two Northern Ireland HTN events in Derry/Londonderry (community-led regeneration, May 2023) and Lurgan (investment in heritage regeneration, September 2023).

The Trust's Development Director continues to engage with national heritage and placemaking stakeholders through his involvement with the Academy of Urbanism (AoU) as a Board Director and Curator of the AoU Congress.

### **Creative Belfast (Outreach Engagement):**

BBT continued its longstanding record of community engagement work in heritage and culture. Much of this involved research and project development to prepare for the 2023-24 FY, when the Trust can deliver activity in Carlisle Memorial once more, and exploring delivery opportunities for prospective city programmes, such as Belfast2024.

A series of 'Creative Carlisle' 'taster' events were held in the Crumlin Road Gaol, in partnership with Northern Ireland Opera, in November 2022. These focused on introducing to young people some of the skills identified in the emerging 'Creative Belfast' framework and served to further build engagement with potential future uses of Carlisle Memorial.

The Trust delivered a 'Love Letter to Belfast' campaign in February 2023, in partnership with Thrive and Belfast Chamber of Commerce, focused on building civic attachment to Belfast's future regeneration.

The Trust delivered a 'Bring Your Belfast' workshop in July 2023, in partnership with National Museums NI, working with a group of older people in Dee Street Community Centre. This focused on using artefacts to share stories of people and their connection to Belfast.

### **Mentoring**

# **Belfast Buildings Trust**

## **Trustees' Report**

BBT spent considerable time supporting other community and heritage regeneration organisations at various stages of project development. Some of those relationships during 2022-23 included Holywood Conservation Group, Forward South, An Droichead, Aerobuild NI, and Belfast Civic Trust.

### **Schools Debating Competition**

At the end of 2022-23, the Trust relaunched the NI Schools Debating Competition after a four-year COVID-19 hiatus, for delivery during 2023-24.

### **Other Achievements**

Partnership work during 2022-23 was developed with:

- Vault Artist Studios
- Northern Ireland Opera
- Northern Ireland Science Festival
- Linen Hall Library
- Architectural Heritage Fund
- Northern Ireland Environment Link
- Belfast City Council
- Department for Communities
- Academy of Urbanism
- Strategic Investment Board
- Belfast Chamber
- Thrive
- Queen's University Belfast School of Planning
- Queen's University Belfast School of Architecture
- National Museums Northern Ireland
- Choice Housing
- Turnaround Project
- EastSide Partnership
- Maritime Belfast Trust
- Indian Community Centre
- NI Screen
- The Prince's Trust
- Greater Shankill Partnership
- Armagh City, Banbridge, & Craigavon Council

### **Financial review**

The main incoming resources of the Charity remain the rental of various properties, income from these sources totalled £139,524 (£49,866 - 2023) and other grant funding.

The Charity is extremely grateful to all its grant funders and sponsors, without whose support the Charity would not be able to run a number of its activities.

### ***Policy on reserves***

The Trustees has established a policy whereby the unrestricted funds not committed or invested in tangible fixed assets ('the free reserves') held by the charity should be between 2 and 6 months of the resources expended, which equates to between £18,692 and £56,076 in general funds. At this level, the Trustees think the Charity would be able to continue the current activities of the charity. In the event of a significant drop in funding, it would obviously be necessary to consider how the funding would be replaced or activities changed. At present the free reserves amount to £245,387 and are above the Trustee's target range. The Trustees will continue to monitor free reserves.

# **Belfast Buildings Trust**

## **Trustees' Report**

### **Plans for future periods**

From its beginnings, Belfast Buildings Trust has focused its delivery and ambitions on using Belfast's heritage to deliver clear regeneration benefits for people: i.e., that the use and reuse of Belfast's authentic assets is at the forefront of the city's regeneration, meeting economic, social, and community needs. This focus will continue in 2023-24 and beyond, thanks to the Trust's values and the work undertaken to set out clear strategic direction up to and beyond its 30th Anniversary in 2026.

The Trust will balance work across its four areas of activity, between capital regeneration development and continued scoping of relevant opportunities, its 'Creative Belfast' outreach work, its 'Successful Belfast' policy engagement, and its mentoring work.

The Trust's primary focus for capital regeneration development in 2023/24 will continue to be Carlisle Memorial and it will continue to explore and scope opportunities for other capital regeneration projects.

Delivering public engagement activity and developing relevant partnerships through which the Trust can effectively activate Carlisle Memorial's use in the short term and explore opportunities for its long-term use will be important. Continued development of the BBT-led programme of activity in Carlisle Memorial will complement external hires and ensure a strong community input to its use. Enhancing and expanding the 'Creative Belfast' engagement work will guide this delivery and other public-facing activities.

The Trust will build on its strong and effective stakeholder relationships to develop its public profile through effective social media and other communications using its refocused communications approach.

Using its existing engagement on strategic and place-based engagement policy, the Trust will seek to deliver public-facing activity in partnership with others. It will continue to actively participate in its core partnerships with the Heritage Trust Network and Academy of Urbanism and support the delivery of Northern Ireland activity for both.

The Trust remains fully committed to the Northern Ireland Schools Debating Competition, which will continue in 2023-24.

Finally, the Trust will continue to work with partner organisations, both old and new, in its advice and mentoring role. It will continue its strong government relations and advocacy work and the broad benefits of people and heritage-led regeneration.

## **Belfast Buildings Trust**

### **Trustees' Report**

#### **Trustees and officers**

The trustees and officers serving during the year and since the year end were as follows:

Trustees:

- Mrs F Jay-O'Boyle, Patron
- Mrs J Corr
- Mr B O'Donnell, Director & Trustee
- Mr M Patton (Resigned 22 October 2022)
- Mr P Millar
- Mrs R Harkin
- Mrs K Collie (appointed 8 June 2023)

Senior Management / Leadership Team: Mr S Quinn, Company Secretary

#### **Structure, governance and management**

##### ***Nature of governing document***

The Belfast Buildings Trust is a company limited by guarantee and as such the liability of each of the members is limited. Under Section 62 of the Companies Act 2006, the Society is exempt from using the word Limited. The Society's governing document is the Memorandum and Articles of Association. In the event of the company being wound up members are required to contribute £1.00

##### ***Recruitment and appointment of trustees***

New trustees are identified by the board from leading members of the community who have the requisite skills and experience for the position along with a desire to serve the community

## **Belfast Buildings Trust**

### **Trustees' Report**

#### ***Major risks and management of those risks***

##### *Personnel*

the risk of losing key staff or volunteers, with the associated loss of expertise and experience

##### *Reputation*

the risk that the charity might be suffer reputational damage as the result of unauthorised public statements

##### *Financial*

the risk that charity could run into financial difficulties.

#### **Reference and Administrative Details**

Charity Registration Number: 100818

Company Registration Number: NI031327

The charity is incorporated in Northern Ireland.

Registered Office: The Gate Lodge  
511A Ormeau Road  
Belfast  
Antrim  
BT7 3GS

Independent Examiner: Hopper & Co  
Chartered Accountants & Registered Auditors  
6 Doagh Road  
Ballyclare  
Co Antrim  
BT39 9BG

Solicitors: Cleaver, Fulton and Rankin  
50 Bedford Street  
Belfast

#### **Financial instruments**

##### ***Objectives and policies***

The charity's activities expose it to a number of financial risks including credit risk, cash flow risk and liquidity risk. The use of financial derivatives is governed by the charity's policies approved by the board of trustees, which provide written principles on the use of financial derivatives to manage these risks. The charity does not use derivative financial instruments for speculative purposes.

##### ***Cash flow risk***

The charity's activities expose it primarily to the financial risks of changes in foreign currency exchange rates and interest rates. The charity uses foreign exchange forward contracts and interest rate swap contracts to hedge these exposures.

Interest bearing assets and liabilities are held at fixed rate to ensure certainty of cash flows.

## **Belfast Buildings Trust**

### **Trustees' Report**

#### ***Credit risk***

The charity's principal financial assets are bank balances and cash, trade and other receivables, and investments. The charity's credit risk is primarily attributable to its trade receivables. The amounts presented in the balance sheet are net of allowances for doubtful receivables. An allowance for impairment is made where there is an identified loss event which, based on previous experience, is evidence of a reduction in the recoverability of the cash flows.

The credit risk on liquid funds and derivative financial instruments is limited because the counterparties are banks with high credit-ratings assigned by international credit-rating agencies.

The charity has no significant concentration of credit risk, with exposure spread over a large number of counterparties and customers.

#### ***Liquidity risk***

In order to maintain liquidity to ensure that sufficient funds are available for ongoing operations and future developments, the charity uses a mixture of long-term and short-term debt finance.

Further details regarding liquidity risk can be found in the Statement of accounting policies in the financial statements.

#### **Creditor payment policy**

The charity supports prompt payment and targets payment for goods and services to be made within agreed payment terms or within 10 days of receipt of invoices not in dispute.

#### **Going concern**

The trustees assess whether the use of going concern is appropriate i.e. whether there are any material uncertainties related to events or conditions that may cast significant doubt on the ability of the charity to continue as a going concern. The trustees make this assessment in respect of a period of one year from the date of approval of the financial statements.

The nature of funding is such that Trustees cannot be certain that projected future funding will materialise.

At the time of approving the accounts, despite financial challenges and following assessment the Trustees have a reasonable expectation that the charity 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 these financial statements.

## Belfast Buildings Trust

### Trustees' Report

#### Statement of trustees' responsibilities

The trustees (who are also the directors of Belfast Buildings Trust for the purposes of company law) are responsible for preparing the trustees' report and the financial statements in accordance with applicable law and *United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice)*, including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland". The report and accounts have been prepared in accordance with the provisions in the Companies Act 2006 relating to small companies.

Company law requires the trustees to prepare financial statements for each financial year. Under company law the trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including its income and expenditure, of the charitable company for that period. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards, comprising FRS 102 have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in business.

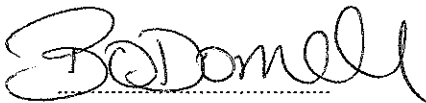
The trustees are responsible for keeping proper accounting records that can disclose with reasonable accuracy at any time the financial position of the charitable company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding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

The trustees are responsible for the maintenance and integrity of the corporate and financial information included on the charitable company's website. Legislation governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

#### Small companies provision statement

This report has been prepared in accordance with the small companies regime under the Companies Act 2006.

The annual report was approved by the trustees of the charity on 13 June 2024 and signed on its behalf by:



Mr B O'Donnell  
Director and Trustee

**Belfast Buildings Trust**

Northern Ireland - Charity number 100818

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# Annual return

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## Belfast Buildings Trust

### Independent Examiner's Report to the trustees of Belfast Buildings Trust ('the Company')

I report to the charity trustees on my examination of the accounts of the Company for the year ended 30 September 2023.

#### Responsibilities and basis of report

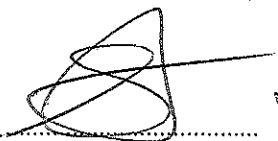
As the charity's trustees of Belfast Buildings Trust (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of Belfast Buildings Trust are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your charity's accounts as carried out under section 65(3) of the Charities Act (Northern Ireland) 2008 ('the 2008 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under section 65(9)(b) of the 2008 Act.

#### Independent examiner's statement

1. accounting records were not kept in respect of Belfast Buildings Trust as required by section 282 of the 2014 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements of section 396 of the 2006 Act other than any requirement that the accounts give a 'true and fair view' which is not a matter considered as part of an independent examination; or
4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities [applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)].

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



Simon Hopper FCA  
Hopper & Co  
Chartered Accountants & Registered Auditors  
IE Body :Chartered Accountants Ireland

6 Doagh Road  
Ballyclare  
Co Antrim  
BT39 9BG

13 June 2024

**Belfast Buildings Trust**

Northern Ireland - Charity number 100818

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# Accounts

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Company registration number: NI031327

Charity registration number: 100818

# Belfast Buildings Trust

(A company limited by guarantee)

Annual Report and Financial Statements

for the Year Ended 30 September 2022

Hopper & Co  
Chartered Accountants  
6 Doagh Road  
Ballyclare  
Co Antrim  
BT39 9BG

# Belfast Buildings Trust

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# **Belfast Buildings Trust**

## **Trustees' Report**

The trustees, who are directors for the purposes of company law, present the annual report together with the financial statements of the charitable company for the year ended 30 September 2022.

Trustees note the significant impact of Covid-19 on regular activity from March 2020.

### **Objectives and activities**

#### *Objects and aims*

Belfast Buildings Trust delivers physical, social, and economic regeneration through the reuse of historic and landmark buildings in Belfast. It works with local communities, often in areas of high deprivation, to find and develop sustainable uses for buildings which are perceived as having no viable economic use.

#### *Objectives, strategies and activities*

The Trust supports and advances the development of a confident and mature civic society in Northern Ireland through the delivery of engagement activities relating to heritage, regeneration, urban development, and civic society issues. It hosts lectures, conducts research, provides information, and engages with the public on a range of issues relating to the development of Belfast and wider regeneration and heritage issues in Northern Ireland. The Trust also provides mentoring and advice to a range of community organisations relating to heritage, regeneration, urban development, and civic society issues. This can include the establishment of other charitable organisations or advice on handling a specific regeneration or capital works issue.

#### *Public benefit*

Belfast Buildings Trust meets the public benefit requirement by providing benefit to the general public in Belfast and in Northern Ireland as a whole. Through the nature of specific capital regeneration work, some benefits are focused on a particular geographic area, but these are in such a way as to maximise the broadest public benefit as possible. Some private benefit is generated through employing individual contractors on specific capital works, but this private benefit is incidental and is significantly outweighed by the work of the Trust in achieving its purposes. Benefits arising from the Trust's purposes and activities include economic development, the improvement of the physical and built environment, increased community cohesion, job creation, an improved sense of place, the protection of the character and fabric of places in Northern Ireland, protection of the built environment, the delivery of sustainable and appropriate development, a strengthened civic society, a strengthened voluntary and community sector, and a more engaged public. These benefits are demonstrated through feedback from communities in which the Trust has worked, in feedback from statutory agencies relating to the work of the Trust, in surveys of people who use the Trust's services or buildings. It can be further evidenced through public support for the reuse of historic buildings, through the clear support for buildings to provide a regenerative purpose in areas of deprivation, and through increased levels of public engagement in issues relating to building a confident civic society in Northern Ireland.

The trustees confirm that they have complied with the requirements of section 4 of the Charities Act 2008 to have due regard to the public benefit guidance published by The Charity Commission for Northern Ireland.

# **Belfast Buildings Trust**

## **Trustees' Report**

### **Achievements and performance**

#### **Carlisle Memorial Church**

- Carlisle Memorial Church remains at the core of the Trust's current activity on capital project development. As issues relating to Covid-19 eased in the second half of the FY, the potential of Carlisle Memorial as a meanwhile space for hire was a significant highlight.
- Developing on long-standing engagement and development work, the Trust continued project planning and development work to refocus the future use of Carlisle Memorial on cultural and creative skills. The Trust has identified vital potential partnerships for this, notably with Northern Ireland Opera.
- As part of this development, the Trust prepared and submitted a second capital funding application to the UK Government's 'Levelling-Up' fund during summer 2022; the outcome remained pending at the end of the FY.
- Also as part of the development work, the Trust convened a Creative Carlisle Roundtable, in partnership with NI Opera, in September 2022, and involving a range of local, skills, and cultural organisations to refresh how engagement is designed and delivered.
- The building was successfully used for 'Dreamachine', a major UK-wide creative exhibition, between June and September 2022. This provided a high-level of public attention and footfall, with over 20,000 visitors over 6 weeks. Trustees acknowledge the positive partnerships that made the project a success, notably with the Dreamachine and Northern Ireland Science Festival teams.
- A year-long hire for a multi-sensory Van Gogh exhibition commenced in mid-September 2022.
- The outdoor areas were again successfully replanted and maintained during spring and summer, with an additional wildflower area planted between the building and the Indian Community Centre; Trustees thank Martina Bellew for her efforts and are grateful that she remains committed to the Trust's work here as a keyholder and maintenance support.
- Ongoing maintenance checks to the roof were completed; Trustees thank David Hamilton and his colleagues at Martin & Hamilton for their continued and responsive efforts.

#### **Gate Lodge**

- The Trust noted the continuing use of the Good Shepherd Gate Lodge as the Trust's Headquarters and a return to in-person meetings.

#### **Belfast City of Music**

- Trustees celebrated the successful designation of Belfast as a UNESCO City of Music in November 2021 and, especially, the Trust's role in developing the initial policy proposals as building on The Belfast Opera in 2015/16. The Trust also noted that the future initiatives include proposals to make better use of the city's historic buildings for music.

#### **Academy of Urbanism Congress**

- As part of its civic regeneration activity, the Trust was a vital partner for the AoU Congress, held in Belfast over three days in June 2022. The Trust's Development Director chaired the Steering Group, curated the event in partnership with colleagues from Belfast City Council, Paul Hogarth, and Urban Scale Interventions, and coordinated delivery of the event.
- The Trust's central role ensured a core positioning of culture and heritage in the programme. It also provided a significant platform for the Trust's strategic cross-sectoral collaboration, including with Belfast City Council, Department for Communities, Strategic Investment Board, Titanic Quarter, Belfast Chamber, Thrive, and Eastside Partnership.

# Belfast Buildings Trust

## Trustees' Report

### Policy & Stakeholder Engagement

- The Trust has continued its active programme of strategic government relations and advocacy work, especially relating to built heritage, regeneration and planning, as well as individual projects.
- In particular, the Trust's Development Director and a Trustee are both members of the Historic Environment Stakeholder Group. This Group changed its structure at the end of the FY, and the Trust is now represented on both the Placemaking and the Advocacy & Communications Working Groups.
- Engagement continued with individual members of the High Streets Task Force, and the Trust submitted consultation responses, based on its 2021 policy paper, to the Task Force and to the Investment Strategy for Northern Ireland, emphasising the importance of prioritising the use and reuse of existing assets. Work began to scope a partnership approach with others to further the Trust's ideas in this area.
- The Trust participated in public consultations on the developing 'Belfast Stories' project, emphasising the need for this to be repositioned as an opportunity to use civic stories for regeneration rather than purely for a tourism product.

### Mentoring & Outreach Work

- BBT plays an active role in the Heritage Trust Network, with a Trustee and the Development Director sitting on the HTN Northern Ireland Committee. Both attended the HTN Conference in Coventry in November 2021.
- The Trust continued as a member of the Cathedral Quarter Physical Intervention Working Group, convened by DestinationCQ; however, the Group has not met since November 2021.

### Schools Debating Competition

- Covid-19 impacts meant that the NI Schools Debating Competition remained cancelled.

### Income Generation

- As the challenges of Covid-19 eased, the Trust saw Carlisle Memorial generate the first substantial income since 2019. This was significantly increased as the FY drew to a close, with the successful instigation of a licence for a year-long hire.
- The Trust secured 3-year funding from the DfC/NLHF Covid Recovery Economic Skills Initiative to employ a Project & Engagement Officer and help build engagement and income development opportunities, specifically related to Carlisle Memorial. Recruitment began at the very end of the FY, with the aim to have someone in post by the end of November 2022.
- Trustees also acknowledge the continuing support of the Esmé Mitchell Trust and Architectural Heritage Fund.

### Other Achievements

- The Trust refreshed its website and public communications channels, building on the Communications Review carried out in 2021.
- The Trust's Development Director successfully completed the UK-wide Heritage Trade-Up programme, delivered by the School for Social Entrepreneurs and funded by the NLHF.

### Partnership work during 2021/22 was developed with:

- Northern Ireland Opera
- Dreamachine
- Northern Ireland Science Festival
- Linen Hall Library
- Architectural Heritage Fund
- Northern Ireland Environment Link
- Belfast City Council
- Department for Communities
- Academy of Urbanism
- Strategic Investment Board
- Titanic Quarter
- Belfast Chamber
- Thrive
- Queen's University Belfast

## **Belfast Buildings Trust**

### **Trustees' Report**

- Department for Infrastructure
- National Museums Northern Ireland
- Choice Housing
- EastSide Partnership
- Maritime Belfast Trust
- And continuing mentoring relationships were maintained with several organisations throughout Northern Ireland, including the Indian Community Centre, StreetSpace, An Droichead, and Belfast Civic Trust.

#### **Financial review**

##### ***Policy on reserves***

The Trustees has established a policy whereby the unrestricted funds not committed or invested in tangible fixed assets ('the free reserves') held by the charity should be between 2 and 6 months of the resources expended, which equates to between £13,421 and £40,264 in general funds. At this level, the Trustees think the Charity would be able to continue the current activities of the charity. In the event of a significant drop in funding, it would obviously be necessary to consider how the funding would be replaced or activities changed. At present the free reserves amount to £209,460 and are above the Trustee's target range. The Trustees will continue to monitor free reserves.

##### **Plans for future periods**

The Trust's primary focus in 2022/23 will continue to be Carlisle Memorial. Two significant developments in the forthcoming year will be the appointment of a new Project & Engagement Officer to lead delivery of engagement and income generation projects, and the continued development of a new 'Creative Carlisle' engagement framework for this activity to link to specific creative skills.

Fundamentally, and depending on the outcome of existing funding applications, the Trust will continue to explore and update business plans for the building's long-term reuse, in ways that provide economic and community benefits. Both efforts will involve sustained and new partnership development.

The Trust will explore a future BBT-led programme of activity in Carlisle Memorial to complement external hires and ensure a strong community input to its use.

The Trust will build on its strong and effective stakeholder relationships to develop its public profile through effective social media and other communications using its refocused communications approach.

Using its existing engagement on strategic and place-based engagement policy, the Trust will seek to deliver public-facing activity in partnership with others.

The Trust will continue to play an active role in its core partnerships, with the Heritage Trust Network and Academy of Urbanism and support delivery of Northern Ireland activity for both.

The Trust remains fully committed to the Northern Ireland Schools Debating Competition. Subject to Covid-19 developments, the Competition will hopefully return during the next financial year.

Finally, the Trust will continue to work with partner organisations, both old and new, in its advice and mentoring role. It will continue its strong government relations and advocacy work and the broad benefits of people and heritage-led regeneration.

## **Belfast Buildings Trust**

### **Trustees' Report**

#### **Trustees and officers**

The trustees and officers serving during the year and since the year end were as follows:

Trustees:

- Mrs F Jay-O'Boyle, Patron
- Mrs J Corr
- Mr B O'Donnell, Director & Trustee
- Mr M Patton
- Mr P Millar
- Mrs R Harkin

Senior Management / Leadership Team: Mr S Quinn, Company Secretary

#### **Structure, governance and management**

##### *Nature of governing document*

The Belfast Buildings Trust is a company limited by guarantee and as such the liability of each of the members is limited. Under Section 62 of the Companies Act 2006, the Society is exempt from using the word Limited. The Society's governing document is the Memorandum and Articles of Association. In the event of the company being wound up members are required to contribute £1.00

##### *Recruitment and appointment of trustees*

New trustees are identified by the board from leading members of the community who have the requisite skills and experience for the position along with a desire to serve the community

## Belfast Buildings Trust

### Trustees' Report

#### *Major risks and management of those risks*

##### *Personnel*

the risk of losing key staff or volunteers, with the associated loss of expertise and experience

##### *Reputation*

the risk that the charity might be suffer reputational damage as the result of unauthorised public statements

##### *Financial*

the risk that charity could run into financial difficulties.

#### **Reference and Administrative Details**

Charity Registration Number: 100818

Company Registration Number: NI031327

The charity is incorporated in Northern Ireland.

Registered Office: The Gate Lodge  
511A Ormeau Road  
Belfast  
Antrim  
BT7 3GS

Independent Examiner: Hopper & Co  
Chartered Accountants  
6 Doagh Road  
Ballyclare  
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BT39 9BG

Solicitors: Cleaver, Fulton and Rankin  
50 Bedford Street  
Belfast

#### **Financial instruments**

##### *Objectives and policies*

The charity's activities expose it to a number of financial risks including credit risk, cash flow risk and liquidity risk. The use of financial derivatives is governed by the charity's policies approved by the board of trustees, which provide written principles on the use of financial derivatives to manage these risks. The charity does not use derivative financial instruments for speculative purposes.

##### *Cash flow risk*

The charity's activities expose it primarily to the financial risks of changes in foreign currency exchange rates and interest rates. The charity uses foreign exchange forward contracts and interest rate swap contracts to hedge these exposures.

Interest bearing assets and liabilities are held at fixed rate to ensure certainty of cash flows.

## **Belfast Buildings Trust**

### **Trustees' Report**

#### ***Credit risk***

The charity's principal financial assets are bank balances and cash, trade and other receivables, and investments. The charity's credit risk is primarily attributable to its trade receivables. The amounts presented in the balance sheet are net of allowances for doubtful receivables. An allowance for impairment is made where there is an identified loss event which, based on previous experience, is evidence of a reduction in the recoverability of the cash flows.

The credit risk on liquid funds and derivative financial instruments is limited because the counterparties are banks with high credit-ratings assigned by international credit-rating agencies.

The charity has no significant concentration of credit risk, with exposure spread over a large number of counterparties and customers.

#### ***Liquidity risk***

In order to maintain liquidity to ensure that sufficient funds are available for ongoing operations and future developments, the charity uses a mixture of long-term and short-term debt finance.

Further details regarding liquidity risk can be found in the Statement of accounting policies in the financial statements.

#### **Creditor payment policy**

The charity supports prompt payment and targets payment for goods and services to be made within agreed payment terms or within 10 days of receipt of invoices not in dispute.

#### **Going concern**

The trustees assess whether the use of going concern is appropriate i.e. whether there are any material uncertainties related to events or conditions that may cast significant doubt on the ability of the charity to continue as a going concern. The trustees make this assessment in respect of a period of one year from the date of approval of the financial statements.

In March 2020 the charity took steps (in line with government advice) to help contain the outbreak of COVID-19. This included the temporary suspension of all physical gatherings and the charity curtailed, or changed, its operations, including moving some activities online. These restrictions are now largely lifted and the Trust has, like many others, adopted a blended work and delivery pattern. The trustees are monitoring income and expenditure and, if it becomes necessary, will take measures to mitigate the impact of COVID-19 on the free reserves.

The nature of funding is such that Trustees cannot be certain that projected future funding will materialise.

At the time of approving the accounts, despite financial challenges and following assessment the Trustees have a reasonable expectation that the charity 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 these financial statements.

## Belfast Buildings Trust

### Trustees' Report

#### Statement of trustees' responsibilities

The trustees (who are also the directors of Belfast Buildings Trust for the purposes of company law) are responsible for preparing the trustees' report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland". The report and accounts have been prepared in accordance with the provisions in the Companies Act 2006 relating to small companies.

Company law requires the trustees to prepare financial statements for each financial year. Under company law the trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including its income and expenditure, of the charitable company for that period. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards, comprising FRS 102 have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in business.

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

The trustees are responsible for the maintenance and integrity of the corporate and financial information included on the charitable company's website. Legislation governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

#### Small companies provision statement

This report has been prepared in accordance with the small companies regime under the Companies Act 2006.

The annual report was approved by the trustees of the charity on 8 June 2023 and signed on its behalf by:



Mr B O'Donnell  
Director and Trustee

## Belfast Buildings Trust

### Independent Examiner's Report to the trustees of Belfast Buildings Trust ('the Company')

I report to the charity trustees on my examination of the accounts of the Company for the year ended 30 September 2022.

#### Responsibilities and basis of report

As the charity's trustees of Belfast Buildings Trust (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').


Having satisfied myself that the accounts of Belfast Buildings Trust are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your charity's accounts as carried out under section 65(3) of the Charities Act (Northern Ireland) 2008 ('the 2008 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under section 65(9)(b) of the 2008 Act.

#### Independent examiner's statement

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

1. accounting records were not kept in respect of Belfast Buildings Trust as required by section 386 of the 2006 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements of section 396 of the 2006 Act other than any requirement that the accounts give a 'true and fair view' which is not a matter considered as part of an independent examination; or
4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities [applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)].

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



.....  
Simon Hopper FCA  
Chartered Accountants  
Chartered Accountants Ireland

6 Doagh Road  
Ballyclare  
Co Antrim  
BT39 9BG

8 June 2023

## Belfast Buildings Trust

### Statement of Financial Activities for the Year Ended 30 September 2022 (Including Income and Expenditure Account and Statement of Total Recognised Gains and Losses)

	Note	Unrestricted funds £	Restricted funds £	Total 2022 £
<b>Income and Endowments from:</b>				
Donations and legacies	3	100	48,488	48,588
Charitable activities	4	49,866	28,500	78,366
Investment income	5	882	-	882
Total income		<u>50,848</u>	<u>76,988</u>	<u>127,836</u>
<b>Expenditure on:</b>				
Charitable activities	6	(80,529)	(20,093)	(100,622)
Other expenditure	7	-	(34,319)	(34,319)
Total expenditure		<u>(80,529)</u>	<u>(54,412)</u>	<u>(134,941)</u>
Net (expenditure)/income		<u>(29,681)</u>	<u>22,576</u>	<u>(7,105)</u>
Net movement in funds		(29,681)	22,576	(7,105)
<b>Reconciliation of funds</b>				
Total funds brought forward		<u>239,141</u>	<u>2,894,824</u>	<u>3,133,965</u>
Total funds carried forward	17	<u>209,460</u>	<u>2,917,400</u>	<u>3,126,860</u>
	Note	Unrestricted funds £	Restricted funds £	Total 2021 £
<b>Income and Endowments from:</b>				
Donations and legacies	3	-	61,167	61,167
Charitable activities	4	18,450	3,000	21,450
Investment income	5	89	-	89
Total income		<u>18,539</u>	<u>64,167</u>	<u>82,706</u>
<b>Expenditure on:</b>				
Charitable activities	6	(54,283)	(66,156)	(120,439)
Other expenditure	7	-	(34,319)	(34,319)
Total expenditure		<u>(54,283)</u>	<u>(100,475)</u>	<u>(154,758)</u>
Net expenditure		<u>(35,744)</u>	<u>(36,308)</u>	<u>(72,052)</u>
Transfers between funds		<u>(3,337)</u>	<u>3,337</u>	<u>-</u>
Net movement in funds		(39,081)	(32,971)	(72,052)
<b>Reconciliation of funds</b>				
Total funds brought forward		<u>278,222</u>	<u>2,927,795</u>	<u>3,206,017</u>
Total funds carried forward	17	<u>239,141</u>	<u>2,894,824</u>	<u>3,133,965</u>

The notes on pages 14 to 27 form an integral part of these financial statements.

## **Belfast Buildings Trust**

### **Statement of Financial Activities for the Year Ended 30 September 2022 (Including Income and Expenditure Account and Statement of Total Recognised Gains and Losses)**

All of the charity's activities derive from continuing operations during the above two periods.

The funds breakdown for 2021 is shown in note 17.

The notes on pages 14 to 27 form an integral part of these financial statements.

**Belfast Buildings Trust**  
**(Registration number: NI031327)**  
**Balance Sheet as at 30 September 2022**

	Note	2022 £	2021 £
<b>Fixed assets</b>			
Tangible assets	12	2,846,860	2,881,572
<b>Current assets</b>			
Debtors	13	2,900	2,900
Cash at bank and in hand	14	<u>328,092</u>	<u>270,722</u>
		330,992	273,622
<b>Creditors: Amounts falling due within one year</b>	15	<u>(32,742)</u>	<u>(1,979)</u>
<b>Net current assets</b>		<u>298,250</u>	<u>271,643</u>
<b>Total assets less current liabilities</b>		3,145,110	3,153,215
<b>Creditors: Amounts falling due after more than one year</b>	16	<u>(18,250)</u>	<u>(19,250)</u>
<b>Net assets</b>		<u><u>3,126,860</u></u>	<u><u>3,133,965</u></u>
<b>Funds of the charity:</b>			
<b>Restricted income funds</b>			
Restricted funds	17	2,917,400	2,894,824
<b>Unrestricted income funds</b>			
Unrestricted funds		<u>209,460</u>	<u>239,141</u>
<b>Total funds</b>	17	<u><u>3,126,860</u></u>	<u><u>3,133,965</u></u>

For the financial year ending 30 September 2022 the charity was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

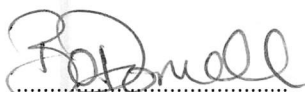
- The members have not required the charity to obtain an audit of its accounts for the year in question in accordance with section 476; and
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These financial statements have been prepared in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006.

The notes on pages 14 to 27 form an integral part of these financial statements.

**Belfast Buildings Trust**  
**(Registration number: NI031327)**  
**Balance Sheet as at 30 September 2022**

The financial statements on pages 10 to 27 were approved by the trustees, and authorised for issue on 8 June 2023 and signed on their behalf by:



Mr B O'Donnell  
Director and Trustee

The notes on pages 14 to 27 form an integral part of these financial statements.

# Belfast Buildings Trust

## Notes to the Financial Statements for the Year Ended 30 September 2022

### 1 Charity status

The charity is limited by guarantee, incorporated in Northern Ireland, and consequently does not have share capital. Each of the trustees is liable to contribute an amount not exceeding £1 towards the assets of the charity in the event of liquidation.

The address of its registered office is:

The Gate Lodge  
511A Ormeau Road  
Belfast  
Antrim  
BT7 3GS

These financial statements were authorised for issue by the trustees on 8 June 2023.

### 2 Accounting policies

#### Summary of significant accounting policies and key accounting estimates

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

#### Statement of compliance

The financial statements have been prepared in accordance with 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)) (issued in October 2019) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

#### Basis of preparation

Belfast Buildings Trust meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy notes.

#### Going concern

The trustees consider that there are no material uncertainties about the charity's ability to continue as a going concern nor any significant areas of uncertainty that affect the carrying value of assets held by the charity.

#### Income and endowments

All income is recognised once the charity has entitlement to the income, it is probable that the income will be received and the amount of the income receivable can be measured reliably.

#### Donations and legacies

Donations are recognised when the charity has been notified in writing of both the amount and settlement date. In the event that a donation is subject to conditions that require a level of performance by the charity before the charity is entitled to the funds, the income is deferred and not recognised until either those conditions are fully met, or the fulfilment of those conditions is wholly within the control of the charity and it is probable that these conditions will be fulfilled in the reporting period.

## **Belfast Buildings Trust**

### **Notes to the Financial Statements for the Year Ended 30 September 2022**

#### ***Grants receivable***

Grants are recognised when the charity has an entitlement to the funds and any conditions linked to the grants have been met. Where performance conditions are attached to the grant and are yet to be met, the income is recognised as a liability and included on the balance sheet as deferred income to be released.

#### ***Investment income***

Dividends are recognised once the dividend has been declared and notification has been received of the dividend due.

#### **Expenditure**

All expenditure is recognised once there is a legal or constructive obligation to that expenditure, it is probable settlement is required and the amount can be measured reliably. All costs are allocated to the applicable expenditure heading that aggregate similar costs to that category. Where costs cannot be directly attributed to particular headings they have been allocated on a basis consistent with the use of resources, with central staff costs allocated on the basis of time spent, and depreciation charges allocated on the portion of the asset's use. Other support costs are allocated based on the spread of staff costs.

#### ***Charitable activities***

Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

#### **Support costs**

Support costs include central functions and have been allocated to activity cost categories on a basis consistent with the use of resources, for example, allocating property costs by floor areas, or per capita, staff costs by the time spent and other costs by their usage.

#### **Governance costs**

These include the costs attributable to the charity's compliance with constitutional and statutory requirements, including audit, strategic management and trustees meetings and reimbursed expenses.

#### **Taxation**

The charity is considered to pass the tests set out in Paragraph 1 Schedule 6 of the Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes. Accordingly, the charity is potentially exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3 Part 11 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

#### **Tangible fixed assets**

Individual fixed assets costing £0.00 or more are initially recorded at cost, less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

#### **Depreciation and amortisation**

Depreciation is provided on tangible fixed assets so as to write off the cost or valuation, less any estimated residual value, over their expected useful economic life as follows:

## **Belfast Buildings Trust**

### **Notes to the Financial Statements for the Year Ended 30 September 2022**

#### **Trade debtors**

Trade debtors are amounts due from customers for merchandise sold or services performed in the ordinary course of business.

Trade debtors are recognised initially at the transaction price. They are subsequently measured at amortised cost using the effective interest method, less provision for impairment. A provision for the impairment of trade debtors is established when there is objective evidence that the charity will not be able to collect all amounts due according to the original terms of the receivables.

#### **Cash and cash equivalents**

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

#### **Trade creditors**

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if the charity does not have an unconditional right, at the end of the reporting period, to defer settlement of the creditor for at least twelve months after the reporting date. If there is an unconditional right to defer settlement for at least twelve months after the reporting date, they are presented as non-current liabilities.

Trade creditors are recognised initially at the transaction price and subsequently measured at amortised cost using the effective interest method.

#### **Borrowings**

Interest-bearing borrowings are initially recorded at fair value, net of transaction costs. Interest-bearing borrowings are subsequently carried at amortised cost, with the difference between the proceeds, net of transaction costs, and the amount due on redemption being recognised as a charge to the Statement of Financial Activities over the period of the relevant borrowing.

Interest expense is recognised on the basis of the effective interest method and is included in interest payable and similar charges.

Borrowings are classified as current liabilities unless the charity has an unconditional right to defer settlement of the liability for at least twelve months after the reporting date.

## **Belfast Buildings Trust**

### **Notes to the Financial Statements for the Year Ended 30 September 2022**

#### **Foreign exchange**

Transactions in foreign currencies are recorded at the rate of exchange at the date of the transaction. Monetary assets and liabilities denominated in foreign currencies at the balance sheet date are reported at the rates of exchange prevailing at that date.

The results of overseas operations are translated at the average rates of exchange during the period and their balance sheets at the rates ruling at the balance sheet date. Exchange differences arising on translation of the opening net assets and results of overseas operations are reported in other comprehensive income and accumulated in equity (attributed to non-controlling interests as appropriate).

Other exchange differences are recognised in the Statement of Financial Activities in the period in which they arise except for:

- 1) exchange differences on transactions entered into to hedge certain foreign currency risks (see above);
- 2) exchange differences arising on gains or losses on non-monetary items which are recognised in other comprehensive income; and
- 3) in the case of the consolidated financial statements, exchange differences on monetary items receivable from or payable to a foreign operation for which settlement is neither planned nor likely to occur (therefore forming part of the net investment in the foreign operation), which are recognised in other comprehensive income and reported under equity.

#### **Fund structure**

Unrestricted income funds are general funds that are available for use at the trustees discretion in furtherance of the objectives of the charity.

Restricted income funds are those donated for use in a particular area or for specific purposes, the use of which is restricted to that area or purpose.

#### **Financial instruments**

##### *Classification*

Financial assets and financial liabilities are recognised when the charity becomes a party to the contractual provisions of the instrument.

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the charity after deducting all of its liabilities.

## **Belfast Buildings Trust**

### **Notes to the Financial Statements for the Year Ended 30 September 2022**

#### ***Recognition and measurement***

All financial assets and liabilities are initially measured at transaction price (including transaction costs), except for those financial assets classified as at fair value through profit or loss, which are initially measured at fair value (which is normally the transaction price excluding transaction costs), unless the arrangement constitutes a financing transaction. If an arrangement constitutes a financing transaction, the financial asset or financial liability is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Financial assets and liabilities are only offset in the statement of financial position when, and only when there exists a legally enforceable right to set off the recognised amounts and the charity intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

Financial assets are derecognised when and only when a) the contractual rights to the cash flows from the financial asset expire or are settled, b) the charity transfers to another party substantially all of the risks and rewards of ownership of the financial asset, or c) the charity, despite having retained some, but not all, significant risks and rewards of ownership, has transferred control of the asset to another party.

Financial liabilities are derecognised only when the obligation specified in the contract is discharged, cancelled or expires.

## Belfast Buildings Trust

### Notes to the Financial Statements for the Year Ended 30 September 2022

#### *Debt instruments*

Debt instruments which meet the following conditions are subsequently measured at amortised cost using the effective interest method:

(a) The contractual return to the holder is (i) a fixed amount; (ii) a positive fixed rate or a positive variable rate; or (iii) a combination of a positive or a negative fixed rate and a positive variable rate.

(b) The contract may provide for repayments of the principal or the return to the holder (but not both) to be linked to a single relevant observable index of general price inflation of the currency in which the debt instrument is denominated, provided such links are not leveraged.

(c) The contract may provide for a determinable variation of the return to the holder during the life of the instrument, provided that (i) the new rate satisfies condition (a) and the variation is not contingent on future events other than (1) a change of a contractual variable rate; (2) to protect the holder against credit deterioration of the issuer; (3) changes in levies applied by a central bank or arising from changes in relevant taxation or law; or (ii) the new rate is a market rate of interest and satisfies condition (a).

(d) There is no contractual provision that could, by its terms, result in the holder losing the principal amount or any interest attributable to the current period or prior periods.

(e) Contractual provisions that permit the issuer to prepay a debt instrument or permit the holder to put it back to the issuer before maturity are not contingent on future events, other than to protect the holder against the credit deterioration of the issuer or a change in control of the issuer, or to protect the holder or issuer against changes in levies applied by a central bank or arising from changes in relevant taxation or law.

(f) Contractual provisions may permit the extension of the term of the debt instrument, provided that the return to the holder and any other contractual provisions applicable during the extended term satisfy the conditions of paragraphs (a) to (c).

Debt instruments that are classified as payable or receivable within one year on initial recognition and which meet the above conditions are measured at the undiscounted amount of the cash or other consideration expected to be paid or received, net of impairment.

With the exception of some hedging instruments, other debt instruments not meeting these conditions are measured at fair value through profit or loss.

Commitments to make and receive loans which meet the conditions mentioned above are measured at cost (which may be nil) less impairment.

#### *Investments*

Investments in non-convertible preference shares and non-puttable ordinary or preference shares (where shares are publicly traded or their fair value is reliably measurable) are measured at fair value through profit or loss. Where fair value cannot be measured reliably, investments are measured at cost less impairment.

Investments in subsidiaries and associates are measured at cost less impairment. For investments in subsidiaries acquired for consideration including the issue of shares qualifying for merger relief, cost is measured by reference to the nominal value of the shares issued plus fair value of other consideration. Any premium is ignored.

## Belfast Buildings Trust

### Notes to the Financial Statements for the Year Ended 30 September 2022

#### *Derivative financial instruments*

The charity uses derivative financial instruments to reduce exposure to foreign exchange risk and interest rate movements. The charity does not hold or issue derivative financial instruments for speculative purposes.

Derivatives are initially recognised at fair value at the date a derivative contract is entered into and are subsequently remeasured to their fair value at each reporting date. The resulting gain or loss is recognised in statement of financial activities immediately unless the derivative is designated and effective as a hedging instrument, in which event the timing of the recognition in statement of financial activities depends on the nature of the hedge relationship.

#### *Fair value measurement*

The best evidence of fair value is a quoted price for an identical asset in an active market. When quoted prices are unavailable, the price of a recent transaction for an identical asset provides evidence of fair value as long as there has not been a significant change in economic circumstances or a significant lapse of time since the transaction took place. If the market is not active and recent transactions of an identical asset on their own are not a good estimate of fair value, the fair value is estimated by using a valuation technique.

### 3 Income from donations and legacies

	Unrestricted funds General £	Restricted funds £	Total funds £
Donations and legacies;			
Donations from individuals	100	-	100
Grants, including capital grants;			
Grants from other charities	-	48,488	48,488
<b>Total for 2022</b>	100	48,488	48,588
<b>Total for 2021</b>	-	61,167	61,167

### 4 Income from charitable activities

	Unrestricted funds General £	Restricted funds £	Total funds £
Letting of Property for charitable purposes	49,866	28,500	78,366
<b>Total for 2022</b>	49,866	28,500	78,366
<b>Total for 2021</b>	18,450	3,000	21,450

## Belfast Buildings Trust

### Notes to the Financial Statements for the Year Ended 30 September 2022

#### 5 Investment income

	Unrestricted funds General £	Total funds £
Interest receivable and similar income; Interest receivable on bank deposits	882	882
<b>Total for 2022</b>	882	882
<b>Total for 2021</b>	89	89

#### 6 Expenditure on charitable activities

	Unrestricted funds General £	Restricted funds £	Total funds £
Letting of Property for charitable purposes	80,529	20,093	100,622
<b>Total for 2021</b>	54,283	66,156	120,439

**Total  
expenditure  
£**

In addition to the expenditure analysed above, there are also governance costs of £1,300 (2021 - £1,300) which relate directly to charitable activities. See note 8 for further details.

#### 7 Other expenditure

	Note	Restricted funds £	Total funds £
Depreciation, amortisation and other similar costs		34,319	34,319
<b>Total for 2022</b>		34,319	34,319
<b>Total for 2021</b>		34,319	34,319

## Belfast Buildings Trust

### Notes to the Financial Statements for the Year Ended 30 September 2022

#### 8 Analysis of governance and support costs

##### Governance costs

	Unrestricted funds General £	Total funds £
Independent examiner fees		
Examination of the financial statements	1,300	1,300
<b>Total for 2022</b>	<u>1,300</u>	<u>1,300</u>
<b>Total for 2021</b>	<u>1,300</u>	<u>1,300</u>

## Belfast Buildings Trust

### Notes to the Financial Statements for the Year Ended 30 September 2022

#### 9 Trustees remuneration and expenses

No trustees have received any reimbursed expenses from the charity during the year.

#### 10 Independent examiner's remuneration

	2022 £	2021 £
Examination of the financial statements	1,300	1,300

#### 11 Taxation

The charity is a registered charity and is therefore exempt from taxation.

#### 12 Tangible fixed assets

	Land and buildings £	Furniture and equipment £	Total £
<b>Cost</b>			
At 1 October 2021	3,400,532	23,641	3,424,173
At 30 September 2022	3,400,532	23,641	3,424,173
<b>Depreciation</b>			
At 1 October 2021	519,940	22,661	542,601
Charge for the year	34,319	393	34,712
At 30 September 2022	554,259	23,054	577,313
<b>Net book value</b>			
At 30 September 2022	2,846,273	587	2,846,860
At 30 September 2021	2,880,592	980	2,881,572

#### 13 Debtors

	2022 £	2021 £
Trade debtors	2,900	2,900

#### 14 Cash and cash equivalents

	2022 £	2021 £
Cash at bank	328,092	270,722

## Belfast Buildings Trust

### Notes to the Financial Statements for the Year Ended 30 September 2022

#### 15 Creditors: amounts falling due within one year

	2022 £	2021 £
Trade creditors	4,999	1,337
VAT grant repayable	3,606	(659)
Other creditors	1	1
Accruals	24,136	1,300
	32,742	1,979
	32,742	1,979

#### 16 Creditors: amounts falling due after one year

	2022 £	2021 £
Bank loans	18,250	19,250
	18,250	19,250

#### 17 Funds

	Balance at 1 October 2021 £	Incoming resources £	Resources expended £	Balance at 30 September 2022 £
<b>Unrestricted funds</b>				
<i>General</i>				
Unrestricted Funds	239,141	50,848	(80,529)	209,460
<b>Restricted</b>				
Buildings Fund	2,880,592	-	(34,319)	2,846,273
Esme Mitchell Development Fund	-	28,500	(20,006)	8,494
Schools Debating Competition	5,852	-	-	5,852
The streets where they lived project	800	(579)	-	221
Successful Belfast	1,910	-	(87)	1,823
Heritage Recovery Fund	5,670	49,067	-	54,737
	2,894,824	76,988	(54,412)	2,917,400
<b>Total restricted funds</b>	2,894,824	76,988	(54,412)	2,917,400
<b>Total funds</b>	3,133,965	127,836	(134,941)	3,126,860

## Belfast Buildings Trust

### Notes to the Financial Statements for the Year Ended 30 September 2022

	Balance at 1 October 2020 £	Incoming resources £	Resources expended £	Transfers £	Balance at 30 September 2021 £
<b>Unrestricted funds</b>					
<i>General</i>					
Unrestricted Funds	278,222	18,539	(54,283)	(3,337)	239,141
<b>Restricted</b>					
Buildings Fund	2,914,911	-	(34,319)	-	2,880,592
Esme Mitchell Development Fund	-	16,667	(20,004)	3,337	-
Schools Debating Competition	5,852	-	-	-	5,852
The streets where they lived project	6,800	-	(6,000)	-	800
Successful Belfast	232	7,000	(5,322)	-	1,910
Heritage Recovery Fund	-	40,500	(34,830)	-	5,670
<b>Total restricted funds</b>	<u>2,927,795</u>	<u>64,167</u>	<u>(100,475)</u>	<u>3,337</u>	<u>2,894,824</u>
<b>Total funds</b>	<u><u>3,206,017</u></u>	<u><u>82,706</u></u>	<u><u>(154,758)</u></u>	<u><u>-</u></u>	<u><u>3,133,965</u></u>

The specific purposes for which the funds are to be applied are as follows:

#### Buildings Fund.

Belfast Buildings Trust (BBT) delivers physical, social, and economic regeneration through the reuse of Belfast's landmark buildings. It works with local people to secure sustainable futures for buildings that are meaningful to them: the Trust's heritage-led regeneration focus means that its focus is on people, with the city's buildings serving as the vehicle for civic regeneration.

The buildings secure by the trust are restricted for this purpose.

#### Esme Mitchel Development Fund

An initial 3 year project started in the Summer of 2018, which was extended by an additional 2 years in 2020, to progress the proposed scheme at Carlisle Memorial Church and the creation of the North Belfast Heritage Cluster

The funding is used to part-finance the Development Manager's time and to provide some part-time administration support, further enabling the Development Manager to focus on project delivery

## Belfast Buildings Trust

### Notes to the Financial Statements for the Year Ended 30 September 2022

#### 18 Analysis of net assets between funds

	Unrestricted funds General £	Restricted funds £	Total funds at 30 September 2022 £
Tangible fixed assets	-	2,846,860	2,846,860
Current assets	260,452	70,540	330,992
Current liabilities	(32,742)	-	(32,742)
Creditors over 1 year	(18,250)	-	(18,250)
Total net assets	<u>209,460</u>	<u>2,917,400</u>	<u>3,126,860</u>
	Unrestricted funds General £	Restricted funds £	Total funds at 30 September 2021 £
Tangible fixed assets	-	2,881,572	2,881,572
Current assets	260,370	13,252	273,622
Current liabilities	(1,979)	-	(1,979)
Creditors over 1 year	(19,250)	-	(19,250)
Total net assets	<u>239,141</u>	<u>2,894,824</u>	<u>3,133,965</u>

#### 19 Analysis of net funds

	At 1 October 2021 £	Financing cash flows £	At 30 September 2022 £
Cash at bank and in hand	<u>270,722</u>	<u>57,370</u>	<u>328,092</u>
Net debt	<u>270,722</u>	<u>57,370</u>	<u>328,092</u>
	At 1 October 2020 £	Financing cash flows £	At 30 September 2021 £
Cash at bank and in hand	<u>307,073</u>	<u>(36,351)</u>	<u>270,722</u>
Net debt	<u>307,073</u>	<u>(36,351)</u>	<u>270,722</u>

## **Belfast Buildings Trust**

### **Notes to the Financial Statements for the Year Ended 30 September 2022**

#### **20 Related party transactions**

During the year the charity made the following related party transactions:

##### **Jay Associates**

(Jay Associates is deemed to be a related party due to its association with Fionnula Jay-O'Boyle a trustee of the Belfast Buildings Trust.)

During the year the charity paid Jay Associates £25,800 in management fees. At the balance sheet date the amount due to/from Jay Associates was £Nil (2021 - £Nil).

##### **Shane Quinn**

(Shane Quinn is deemed to be a related party due as he is company secretary of the Belfast Buildings Trust.)

During the year the charity paid S Quinn £39,586 in management fees. At the balance sheet date the amount due to/from Shane Quinn was £Nil (2021 - £Nil).

The trustees have reviewed the above arrangements and are content the necessary internal governance and control procedures exist to ensure value for money is achieved by the trust.

**Belfast Buildings Trust**

Northern Ireland - Charity number 100818

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# Annual report

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# **Belfast Buildings Trust**

## **Trustees' Report**

The trustees, who are directors for the purposes of company law, present the annual report together with the financial statements of the charitable company for the year ended 30 September 2022.

Trustees note the significant impact of Covid-19 on regular activity from March 2020.

### **Objectives and activities**

#### *Objects and aims*

Belfast Buildings Trust delivers physical, social, and economic regeneration through the reuse of historic and landmark buildings in Belfast. It works with local communities, often in areas of high deprivation, to find and develop sustainable uses for buildings which are perceived as having no viable economic use.

#### *Objectives, strategies and activities*

The Trust supports and advances the development of a confident and mature civic society in Northern Ireland through the delivery of engagement activities relating to heritage, regeneration, urban development, and civic society issues. It hosts lectures, conducts research, provides information, and engages with the public on a range of issues relating to the development of Belfast and wider regeneration and heritage issues in Northern Ireland. The Trust also provides mentoring and advice to a range of community organisations relating to heritage, regeneration, urban development, and civic society issues. This can include the establishment of other charitable organisations or advice on handling a specific regeneration or capital works issue.

#### *Public benefit*

Belfast Buildings Trust meets the public benefit requirement by providing benefit to the general public in Belfast and in Northern Ireland as a whole. Through the nature of specific capital regeneration work, some benefits are focused on a particular geographic area, but these are in such a way as to maximise the broadest public benefit as possible. Some private benefit is generated through employing individual contractors on specific capital works, but this private benefit is incidental and is significantly outweighed by the work of the Trust in achieving its purposes. Benefits arising from the Trust's purposes and activities include economic development, the improvement of the physical and built environment, increased community cohesion, job creation, an improved sense of place, the protection of the character and fabric of places in Northern Ireland, protection of the built environment, the delivery of sustainable and appropriate development, a strengthened civic society, a strengthened voluntary and community sector, and a more engaged public. These benefits are demonstrated through feedback from communities in which the Trust has worked, in feedback from statutory agencies relating to the work of the Trust, in surveys of people who use the Trust's services or buildings. It can be further evidenced through public support for the reuse of historic buildings, through the clear support for buildings to provide a regenerative purpose in areas of deprivation, and through increased levels of public engagement in issues relating to building a confident civic society in Northern Ireland.

The trustees confirm that they have complied with the requirements of section 4 of the Charities Act 2008 to have due regard to the public benefit guidance published by The Charity Commission for Northern Ireland.

# **Belfast Buildings Trust**

## **Trustees' Report**

### **Achievements and performance**

#### **Carlisle Memorial Church**

- Carlisle Memorial Church remains at the core of the Trust's current activity on capital project development. As issues relating to Covid-19 eased in the second half of the FY, the potential of Carlisle Memorial as a meanwhile space for hire was a significant highlight.
- Developing on long-standing engagement and development work, the Trust continued project planning and development work to refocus the future use of Carlisle Memorial on cultural and creative skills. The Trust has identified vital potential partnerships for this, notably with Northern Ireland Opera.
- As part of this development, the Trust prepared and submitted a second capital funding application to the UK Government's 'Levelling-Up' fund during summer 2022; the outcome remained pending at the end of the FY.
- Also as part of the development work, the Trust convened a Creative Carlisle Roundtable, in partnership with NI Opera, in September 2022, and involving a range of local, skills, and cultural organisations to refresh how engagement is designed and delivered.
- The building was successfully used for 'Dreamachine', a major UK-wide creative exhibition, between June and September 2022. This provided a high-level of public attention and footfall, with over 20,000 visitors over 6 weeks. Trustees acknowledge the positive partnerships that made the project a success, notably with the Dreamachine and Northern Ireland Science Festival teams.
- A year-long hire for a multi-sensory Van Gogh exhibition commenced in mid-September 2022.
- The outdoor areas were again successfully replanted and maintained during spring and summer, with an additional wildflower area planted between the building and the Indian Community Centre; Trustees thank Martina Bellew for her efforts and are grateful that she remains committed to the Trust's work here as a keyholder and maintenance support.
- Ongoing maintenance checks to the roof were completed; Trustees thank David Hamilton and his colleagues at Martin & Hamilton for their continued and responsive efforts.

#### **Gate Lodge**

- The Trust noted the continuing use of the Good Shepherd Gate Lodge as the Trust's Headquarters and a return to in-person meetings.

#### **Belfast City of Music**

- Trustees celebrated the successful designation of Belfast as a UNESCO City of Music in November 2021 and, especially, the Trust's role in developing the initial policy proposals as building on The Belfast Opera in 2015/16. The Trust also noted that the future initiatives include proposals to make better use of the city's historic buildings for music.

#### **Academy of Urbanism Congress**

- As part of its civic regeneration activity, the Trust was a vital partner for the AoU Congress, held in Belfast over three days in June 2022. The Trust's Development Director chaired the Steering Group, curated the event in partnership with colleagues from Belfast City Council, Paul Hogarth, and Urban Scale Interventions, and coordinated delivery of the event.
- The Trust's central role ensured a core positioning of culture and heritage in the programme. It also provided a significant platform for the Trust's strategic cross-sectoral collaboration, including with Belfast City Council, Department for Communities, Strategic Investment Board, Titanic Quarter, Belfast Chamber, Thrive, and Eastside Partnership.

# Belfast Buildings Trust

## Trustees' Report

### Policy & Stakeholder Engagement

- The Trust has continued its active programme of strategic government relations and advocacy work, especially relating to built heritage, regeneration and planning, as well as individual projects.
- In particular, the Trust's Development Director and a Trustee are both members of the Historic Environment Stakeholder Group. This Group changed its structure at the end of the FY, and the Trust is now represented on both the Placemaking and the Advocacy & Communications Working Groups.
- Engagement continued with individual members of the High Streets Task Force, and the Trust submitted consultation responses, based on its 2021 policy paper, to the Task Force and to the Investment Strategy for Northern Ireland, emphasising the importance of prioritising the use and reuse of existing assets. Work began to scope a partnership approach with others to further the Trust's ideas in this area.
- The Trust participated in public consultations on the developing 'Belfast Stories' project, emphasising the need for this to be repositioned as an opportunity to use civic stories for regeneration rather than purely for a tourism product.

### Mentoring & Outreach Work

- BBT plays an active role in the Heritage Trust Network, with a Trustee and the Development Director sitting on the HTN Northern Ireland Committee. Both attended the HTN Conference in Coventry in November 2021.
- The Trust continued as a member of the Cathedral Quarter Physical Intervention Working Group, convened by DestinationCQ; however, the Group has not met since November 2021.

### Schools Debating Competition

- Covid-19 impacts meant that the NI Schools Debating Competition remained cancelled.

### Income Generation

- As the challenges of Covid-19 eased, the Trust saw Carlisle Memorial generate the first substantial income since 2019. This was significantly increased as the FY drew to a close, with the successful instigation of a licence for a year-long hire.
- The Trust secured 3-year funding from the DfC/NLHF Covid Recovery Economic Skills Initiative to employ a Project & Engagement Officer and help build engagement and income development opportunities, specifically related to Carlisle Memorial. Recruitment began at the very end of the FY, with the aim to have someone in post by the end of November 2022.
- Trustees also acknowledge the continuing support of the Esmé Mitchell Trust and Architectural Heritage Fund.

### Other Achievements

- The Trust refreshed its website and public communications channels, building on the Communications Review carried out in 2021.
- The Trust's Development Director successfully completed the UK-wide Heritage Trade-Up programme, delivered by the School for Social Entrepreneurs and funded by the NLHF.

### Partnership work during 2021/22 was developed with:

- Northern Ireland Opera
- Dreamachine
- Northern Ireland Science Festival
- Linen Hall Library
- Architectural Heritage Fund
- Northern Ireland Environment Link
- Belfast City Council
- Department for Communities
- Academy of Urbanism
- Strategic Investment Board
- Titanic Quarter
- Belfast Chamber
- Thrive
- Queen's University Belfast

## **Belfast Buildings Trust**

### **Trustees' Report**

- Department for Infrastructure
- National Museums Northern Ireland
- Choice Housing
- EastSide Partnership
- Maritime Belfast Trust
- And continuing mentoring relationships were maintained with several organisations throughout Northern Ireland, including the Indian Community Centre, StreetSpace, An Droichead, and Belfast Civic Trust.

#### **Financial review**

##### ***Policy on reserves***

The Trustees has established a policy whereby the unrestricted funds not committed or invested in tangible fixed assets ('the free reserves') held by the charity should be between 2 and 6 months of the resources expended, which equates to between £13,421 and £40,264 in general funds. At this level, the Trustees think the Charity would be able to continue the current activities of the charity. In the event of a significant drop in funding, it would obviously be necessary to consider how the funding would be replaced or activities changed. At present the free reserves amount to £209,460 and are above the Trustee's target range. The Trustees will continue to monitor free reserves.

##### **Plans for future periods**

The Trust's primary focus in 2022/23 will continue to be Carlisle Memorial. Two significant developments in the forthcoming year will be the appointment of a new Project & Engagement Officer to lead delivery of engagement and income generation projects, and the continued development of a new 'Creative Carlisle' engagement framework for this activity to link to specific creative skills.

Fundamentally, and depending on the outcome of existing funding applications, the Trust will continue to explore and update business plans for the building's long-term reuse, in ways that provide economic and community benefits. Both efforts will involve sustained and new partnership development.

The Trust will explore a future BBT-led programme of activity in Carlisle Memorial to complement external hires and ensure a strong community input to its use.

The Trust will build on its strong and effective stakeholder relationships to develop its public profile through effective social media and other communications using its refocused communications approach.

Using its existing engagement on strategic and place-based engagement policy, the Trust will seek to deliver public-facing activity in partnership with others.

The Trust will continue to play an active role in its core partnerships, with the Heritage Trust Network and Academy of Urbanism and support delivery of Northern Ireland activity for both.

The Trust remains fully committed to the Northern Ireland Schools Debating Competition. Subject to Covid-19 developments, the Competition will hopefully return during the next financial year.

Finally, the Trust will continue to work with partner organisations, both old and new, in its advice and mentoring role. It will continue its strong government relations and advocacy work and the broad benefits of people and heritage-led regeneration.

## **Belfast Buildings Trust**

### **Trustees' Report**

#### **Trustees and officers**

The trustees and officers serving during the year and since the year end were as follows:

Trustees:

- Mrs F Jay-O'Boyle, Patron
- Mrs J Corr
- Mr B O'Donnell, Director & Trustee
- Mr M Patton
- Mr P Millar
- Mrs R Harkin

Senior Management / Leadership Team: Mr S Quinn, Company Secretary

#### **Structure, governance and management**

##### *Nature of governing document*

The Belfast Buildings Trust is a company limited by guarantee and as such the liability of each of the members is limited. Under Section 62 of the Companies Act 2006, the Society is exempt from using the word Limited. The Society's governing document is the Memorandum and Articles of Association. In the event of the company being wound up members are required to contribute £1.00

##### *Recruitment and appointment of trustees*

New trustees are identified by the board from leading members of the community who have the requisite skills and experience for the position along with a desire to serve the community

## Belfast Buildings Trust

### Trustees' Report

#### *Major risks and management of those risks*

##### *Personnel*

the risk of losing key staff or volunteers, with the associated loss of expertise and experience

##### *Reputation*

the risk that the charity might be suffer reputational damage as the result of unauthorised public statements

##### *Financial*

the risk that charity could run into financial difficulties.

#### **Reference and Administrative Details**

Charity Registration Number: 100818

Company Registration Number: NI031327

The charity is incorporated in Northern Ireland.

Registered Office: The Gate Lodge  
511A Ormeau Road  
Belfast  
Antrim  
BT7 3GS

Independent Examiner: Hopper & Co  
Chartered Accountants  
6 Doagh Road  
Ballyclare  
Co Antrim  
BT39 9BG

Solicitors: Cleaver, Fulton and Rankin  
50 Bedford Street  
Belfast

#### **Financial instruments**

##### *Objectives and policies*

The charity's activities expose it to a number of financial risks including credit risk, cash flow risk and liquidity risk. The use of financial derivatives is governed by the charity's policies approved by the board of trustees, which provide written principles on the use of financial derivatives to manage these risks. The charity does not use derivative financial instruments for speculative purposes.

##### *Cash flow risk*

The charity's activities expose it primarily to the financial risks of changes in foreign currency exchange rates and interest rates. The charity uses foreign exchange forward contracts and interest rate swap contracts to hedge these exposures.

Interest bearing assets and liabilities are held at fixed rate to ensure certainty of cash flows.

## **Belfast Buildings Trust**

### **Trustees' Report**

#### ***Credit risk***

The charity's principal financial assets are bank balances and cash, trade and other receivables, and investments. The charity's credit risk is primarily attributable to its trade receivables. The amounts presented in the balance sheet are net of allowances for doubtful receivables. An allowance for impairment is made where there is an identified loss event which, based on previous experience, is evidence of a reduction in the recoverability of the cash flows.

The credit risk on liquid funds and derivative financial instruments is limited because the counterparties are banks with high credit-ratings assigned by international credit-rating agencies.

The charity has no significant concentration of credit risk, with exposure spread over a large number of counterparties and customers.

#### ***Liquidity risk***

In order to maintain liquidity to ensure that sufficient funds are available for ongoing operations and future developments, the charity uses a mixture of long-term and short-term debt finance.

Further details regarding liquidity risk can be found in the Statement of accounting policies in the financial statements.

#### **Creditor payment policy**

The charity supports prompt payment and targets payment for goods and services to be made within agreed payment terms or within 10 days of receipt of invoices not in dispute.

#### **Going concern**

The trustees assess whether the use of going concern is appropriate i.e. whether there are any material uncertainties related to events or conditions that may cast significant doubt on the ability of the charity to continue as a going concern. The trustees make this assessment in respect of a period of one year from the date of approval of the financial statements.

In March 2020 the charity took steps (in line with government advice) to help contain the outbreak of COVID-19. This included the temporary suspension of all physical gatherings and the charity curtailed, or changed, its operations, including moving some activities online. These restrictions are now largely lifted and the Trust has, like many others, adopted a blended work and delivery pattern. The trustees are monitoring income and expenditure and, if it becomes necessary, will take measures to mitigate the impact of COVID-19 on the free reserves.

The nature of funding is such that Trustees cannot be certain that projected future funding will materialise.

At the time of approving the accounts, despite financial challenges and following assessment the Trustees have a reasonable expectation that the charity 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 these financial statements.

## Belfast Buildings Trust

### Trustees' Report

#### Statement of trustees' responsibilities

The trustees (who are also the directors of Belfast Buildings Trust for the purposes of company law) are responsible for preparing the trustees' report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland". The report and accounts have been prepared in accordance with the provisions in the Companies Act 2006 relating to small companies.

Company law requires the trustees to prepare financial statements for each financial year. Under company law the trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including its income and expenditure, of the charitable company for that period. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards, comprising FRS 102 have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in business.

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

The trustees are responsible for the maintenance and integrity of the corporate and financial information included on the charitable company's website. Legislation governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

#### Small companies provision statement

This report has been prepared in accordance with the small companies regime under the Companies Act 2006.

The annual report was approved by the trustees of the charity on 8 June 2023 and signed on its behalf by:



Mr B O'Donnell  
Director and Trustee

**Belfast Buildings Trust**

Northern Ireland - Charity number 100818

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# Annual return

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## Belfast Buildings Trust

### Independent Examiner's Report to the trustees of Belfast Buildings Trust ('the Company')

I report to the charity trustees on my examination of the accounts of the Company for the year ended 30 September 2022.

#### Responsibilities and basis of report

As the charity's trustees of Belfast Buildings Trust (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').


Having satisfied myself that the accounts of Belfast Buildings Trust are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your charity's accounts as carried out under section 65(3) of the Charities Act (Northern Ireland) 2008 ('the 2008 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under section 65(9)(b) of the 2008 Act.

#### Independent examiner's statement

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

1. accounting records were not kept in respect of Belfast Buildings Trust as required by section 386 of the 2006 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements of section 396 of the 2006 Act other than any requirement that the accounts give a 'true and fair view' which is not a matter considered as part of an independent examination; or
4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities [applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)].

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



Simon Hopper FCA  
Chartered Accountants  
Chartered Accountants Ireland

6 Doagh Road  
Ballyclare  
Co Antrim  
BT39 9BG

8 June 2023