

Charity registration number NIC 100996 (Northern Ireland)

**SOUTHWELL TRUST**  
**ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2024**

# **SOUTHWELL TRUST**

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# **SOUTHWELL TRUST**

## **LEGAL AND ADMINISTRATIVE INFORMATION**

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**Trustees**

Mrs S Beach  
Mr M Good  
Mr J Brownlow  
Mrs R Ward

**Charity number****Registered office**

58 Myra Road  
Downpatrick  
Co Down  
BT30 7JX

**Independent examiner**

Dr R I Peters Gallagher OBE FCA  
Moore (N.I.) LLP  
4th Floor Donegall House  
7 Donegall Square North  
Belfast  
BT1 5GB

**Bankers**

Danske Bank  
49-51 Market Street  
Downpatrick  
Co Down  
BT30 6LR

**Solicitors**

Cleaver Fulton Rankin  
50 Bedford Street  
Belfast  
BT2 7FW

**Investment advisors**

Brewin Dolphin Limited  
12 Smithfield Street  
London  
EC1A 9BD

# **SOUTHWELL TRUST**

## **TRUSTEES' REPORT**

### **FOR THE YEAR ENDED 31 DECEMBER 2024**

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The Trustees are pleased to present their report together with the financial statements of the charity for the year ended 31 December 2024.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the Trust's governing document, the Charities Act (N.I.) 2008 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (effective 1 January 2019).

#### **Objectives and activities**

The principal objective of the Trust is the provision of Almshouses as directed by the Will of Edward Southwell (deceased) and the maintenance of the Southwell buildings which are used as Almshouses.

The Trustees pursue this objective by the investment of funds via stockbrokers and the letting and collection of rents on the property. The current objectives are to continue with the existing activities and to seek funding for the repair of the property owned.

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

#### **Financial review**

The Trust receives income from a variety of sources, the principal of which is investment income in the form of dividends, gains on sale of shares and rent received in relation to the Trust's property. Other forms of income can include private donations and grant funding although these are more infrequent.

The Trust had net income for the year of £16,922, (2023- net expenditure of (£8,977)). When added to the reserves brought forward the total unrestricted funds at 31 December 2024 are £405,468 (2023 - £388,546).

The Trustees maintain a policy of reviewing the market value of the Trust's assets. Any reduction in the value of the class of assets is included in the Financial Statements. This policy assists the Trustees in ensuring that the Trust has sufficient reserves to satisfy its objectives.

In nearly all equity investment matters, the Trustees act under the advice of Brewin Dolphin Ltd. Investments remained almost entirely in equity shareholdings in public companies during the year ended 31<sup>st</sup> December 2024. The Trust has a further holding in addition to the Brewin Dolphin portfolio with the Northern Ireland Central Investment Fund for Charities which is managed by the Department for Communities.

The satisfaction of the Trust's objectives is dependent on the performance of its investments and the Trustees review performance on a regular basis.

#### **Risk management**

The Trustees have considered the major risks to which the Trust is exposed, those related to the long term operational and financial well-being of the Trust and, whilst keeping the matter under review, are satisfied that systems are in place to mitigate major risks.

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

The Trust is a charity recognised by the Charity Commission for Northern Ireland No. 100996, registered 1<sup>st</sup> September 2016 and does not have a share capital. The Trust is not a company. It was instituted under the Will of Edward Southwell and the terms of the Trust were amended and the Trust is governed by a Scheme for Administration under the Educational Endowments (Ireland) Act 1885, which Scheme is dated 17<sup>th</sup> February 1934. The Trustees consider the entire fund to be unrestricted funds.

The Trustees listed below all meet as a board at least once a year. Less formal meetings are arranged to deal with specific issues as required.

The Trustees who served during the year and up to the date of signature of the financial statements were:  
Mrs S Beach

# **SOUTHWELL TRUST**

## **TRUSTEES' REPORT (CONTINUED)**

**FOR THE YEAR ENDED 31 DECEMBER 2024**

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Mr M Good  
Mr J Brownlow  
Mrs R Ward

The Trust adopts an open procedure for the appointment of Trustees (and volunteers). This includes expressions of interest invited to existing Trustees and recommendations from existing Trustees.

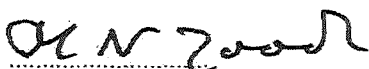
### **Public Benefit and Purpose**

The provision of almshouse accommodation for those in need provides an identifiable public benefit which is directly in line with the Southwell Trust's aims. Beneficiaries of almshouse accommodation in the Southwell Trust must be in need and will be drawn from that section of the public that is elderly or suffering from learning disability. There is a benefit for such people as they are comfortably housed at a nominal cost. This can be demonstrated by the fact that during the last 250 or so years, elderly or vulnerable people have been able to live in a sheltered environment until they die or can no longer look after themselves. We cannot record or anticipate any harm arising from providing such people with safe accommodation in the care of a warden. The only private benefits that arise are received by the warden of the Almshouses and his wife who reside rent free in a dwelling house on the site of the Almshouse. This house is occupied by the warden and his family on the condition that they keep the Almshouse and premises in a good state and are available to look after the residents should they require assistance at any time. The alarm system for the flats is centred in this house. The warden is otherwise unpaid unless some exceptional problem should arise and demand additional work on his part. He keeps the grounds and buildings in a good state which would otherwise require the Trustees to employ someone. Likewise, a warden is required for the residents at night.

### **Plans for Future Periods**

The Trustees shall continue to focus on the maintenance, repair and upkeep of the Southwell buildings in the year ahead. Thankfully damage from Storm Eowyn in January 2025 was absolutely minimal, but we plan to continue with repair work to 48 English Street with a view to re-letting the property. We will continue to work closely with our stockbrokers Brewin Dolphin which provides the charity with its main source of income.

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



Mr M Good

Trustee

Dated: 28<sup>th</sup> October 2025

# **SOUTHWELL TRUST**

## **INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF SOUTHWELL TRUST**

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I report on the financial statements of the Trust for the year ended 31 December 2024, which are set out on pages 5 to 13.

### **Respective responsibilities of trustees and examiner**

As the Charity's Trustees you are responsible for the preparation of the accounts in accordance with the Charities Act (Northern Ireland) 2008.

It is my responsibility to:

- (i) examine the accounts under section 65 of the Charities Act
- (ii) follow the procedures laid down in the general directions given by the Charity Commission for Northern Ireland under section 65(9)(b) of the Charities Act
- (iii) to state whether particular matters have come to my attention.

### **Basis of independent examiner's report**

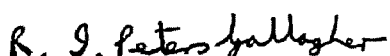
I have examined your Charity accounts as required under section 65 of the Charities Act and our examination was carried out in accordance with the general Directions given by the Charity Commission for Northern Ireland under section 65(9)(b) of the Charities Act. My examination included a review of the accounting records kept by the Charity and a comparison of the accounts presented with those records. It also included consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as Charity Trustees concerning any such matters.

My role is to state whether any material matters have come to our attention giving us cause to believe:

1. That accounting records were not kept in accordance with section 63 of the Charities Act
2. That the accounts do not accord with those accounting records
3. That the accounts do not comply with the accounting requirements of the Charities Act
4. That there is further information needed for a proper understanding of the accounts to be reached.

### **Independent examiner's statement**

I have completed our examination and have no concerns in respect of the matters (1) to (4) listed above and, in connection with following the Directions of the Charity Commission for Northern Ireland, we have found no matters that require drawing to your attention.



Dr R I Peters Gallagher OBE FCA/Fellow of Chartered Accountants Ireland  
for and on behalf of Moore (N.I.) LLP

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

Dated: 28/10/2025.....

# SOUTHWELL TRUST

## STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31 DECEMBER 2024

		Unrestricted funds 2024 £	Unrestricted funds 2023 £
	Notes		
<b><u>Income from:</u></b>			
Income from charitable activities	3	9,235	9,180
Investments	4	12,714	11,929
<b>Total income</b>		<b>21,949</b>	<b>21,109</b>
<b><u>Expenditure on:</u></b>			
Charitable activities	5	7,485	14,702
Other	9	3,799	3,634
<b>Total resources expended</b>		<b>11,284</b>	<b>18,336</b>
Net loss on investments	10	6,257	(11,750)
<b>Net movement in funds</b>		<b>16,922</b>	<b>(8,977)</b>
Fund balances at 1 January 2024		388,546	397,523
<b>Fund balances at 31 December 2024</b>		<b>405,468</b>	<b>388,546</b>

The statement of financial activities includes all gains and losses recognised in the year.

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

# SOUTHWELL TRUST

## BALANCE SHEET

AS AT 31 DECEMBER 2024

	Notes	2024 £	£	2023 £	£
<b>Fixed assets</b>					
Investments	13		380,100		364,703
<b>Current assets</b>					
Debtors	15	10,418		4,809	
Cash at bank and in hand		16,550		20,546	
		26,968		25,355	
<b>Creditors: amounts falling due within one year</b>	16	(1,600)		(1,512)	
<b>Net current assets</b>			25,368		23,843
<b>Total assets less current liabilities</b>			405,468		388,546
<b>The funds of the Trust</b>					
Unrestricted funds	17		405,468		388,546
			405,468		388,546

The financial statements were approved by the Trustees on .....

28<sup>th</sup> October 2025

M. N. Good

Mr M Good  
Trustee



# **SOUTHWELL TRUST**

## **NOTES TO THE FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 DECEMBER 2024**

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### **1 Accounting policies**

#### **Charity information**

The Southwell Trust is a public benefit entity and a registered charity in Northern Ireland and is unincorporated. The address of the principal office is 58 Myra Road, Downpatrick, Co. Down, BT30 7JX.

#### **1.1 Accounting convention**

The financial statements have been prepared in accordance with the Charities Act (Northern Ireland) 2008 and 2013 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (as amended for accounting periods commencing from 1 January 2016).

The charity has taken advantage of the provisions in the SORP for charities applying FRS 102 Update Bulletin 1 not to prepare a Statement of Cash Flows.

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

The principal accounting policies adopted are set out below.

#### **1.2 Going concern**

At the time of approving the financial statements, the Trustees have a reasonable expectation that the Trust has adequate resources to continue in operational existence for the foreseeable future. Thus the Trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

#### **1.3 Charitable funds**

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

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

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

#### **1.4 Income**

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

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

Legacies are recognised on receipt or otherwise if the Trust has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

# SOUTHWELL TRUST

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE YEAR ENDED 31 DECEMBER 2024

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#### 1 Accounting policies

(Continued)

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement, and the amount of the obligation can be measured reliably.

Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges are allocated on the portion of the asset's use.

#### 1.5 Fixed asset investments

Fixed asset investments are initially measured at transaction price excluding transaction costs, and are subsequently measured at fair value at each reporting date. Changes in fair value are recognised in net income/(expenditure) for the year. Transaction costs are expensed as incurred.

#### 1.6 Cash and cash equivalents

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

#### 1.7 Financial instruments

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

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

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

#### **Basic financial assets**

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

#### **Basic financial liabilities**

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

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

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

# SOUTHWELL TRUST

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

### 1 Accounting policies

(Continued)

#### *Derecognition of financial liabilities*

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

### 2 Critical accounting estimates and judgements

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

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

### 3 Income from charitable activities

	Unrestricted funds 2024 £	Unrestricted funds 2023 £
Rent	9,235	9,180

### 4 Investments

	Unrestricted funds 2024 £	Unrestricted funds 2023 £
Income from listed investments	11,349	10,692
Interest receivable	1,365	1,237
	12,714	11,929

# SOUTHWELL TRUST

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2024

### 5 Charitable activities

	Total 2024	Total 2023
	£	£
Maintenance	2,814	10,750
Insurance	2,079	1,951
Rates	1,648	1,845
Electricity	100	(600)
	<u>6,641</u>	<u>13,946</u>
Share of governance costs (see note 6)	844	756
	<u>7,485</u>	<u>14,702</u>

### 6 Support costs allocated to activities

	2024 £	2023 £
Governance costs	<u>844</u>	<u>756</u>
<b>Analysed between:</b>		
Independent examination fees	<u>844</u>	<u>756</u>

### 7 Trustees

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

### 8 Employees

The average monthly number of employees during the year was:

	2024 Number	2023 Number
Total	<u>-</u>	<u>-</u>

There were no employees whose annual remuneration was more than £60,000.

# SOUTHWELL TRUST

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2024

### 9 Expenditure on other activities

	Unrestricted funds	Unrestricted funds
	2024	2023
Stockbroker maintenance fees	3,071	3,565
Bank fees	33	33
Other expenditure	695	36
	<u>3,799</u>	<u>3,634</u>

### 10 Net gains on investments

	Unrestricted funds	Unrestricted funds
	2024	2023
	£	£
Revaluation of investments	6,257	(11,536)
Gain/(loss) on sale of investments	-	(214)
	<u>6,257</u>	<u>(11,750)</u>

### 11 Taxation

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

### 12 Heritage assets

The Southwell land and historic buildings are A1 listed buildings which were built in the 1700s. They provide Almshouses for the elderly and vulnerable. The Southwell land and buildings were donated to the Trust by the Will of Edward Southwell, with the principal objective of the provision of Almshouses and the maintenance of the Southwell buildings which are still used for Almshouses. The Southwell land and buildings are not included within the Southwell Trust's financial statements.

# SOUTHWELL TRUST

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

### 13 Fixed asset investments

	Brewin Dolphin £	NICIF £	Total £
<b>Cost or valuation</b>			
At 1 January 2024	298,543	66,160	364,703
Additions	9,140	-	9,140
Valuation changes	4,003	2,254	6,257
	<u>311,686</u>	<u>68,414</u>	<u>380,100</u>
At 31 December 2024	311,686	68,414	380,100
<b>Carrying amount</b>			
At 31 December 2024	<u><b>311,686</b></u>	<u><b>68,414</b></u>	<u><b>380,100</b></u>
At 31 December 2023	<u>298,543</u>	<u>66,160</u>	<u>364,703</u>

### 14 Financial instruments

	2024 £	2023 £
<b>Carrying amount of financial assets</b>		
Instruments measured at fair value through profit or loss	<u><b>380,100</b></u>	<u>364,703</u>

### 15 Debtors

	2024 £	2023 £
<b>Amounts falling due within one year:</b>		
Trade debtors	<b>8,225</b>	2,623
Prepayments and accrued income	<b>2,193</b>	2,186
	<u><b>10,418</b></u>	<u>4,809</u>

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

	2024 £	2023 £
Accruals and deferred income	<u><b>1,600</b></u>	<u>1,512</u>

# SOUTHWELL TRUST

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE YEAR ENDED 31 DECEMBER 2024

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#### 17 Unrestricted funds

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

	At 1 January 2024	Incoming resources	Resources expended	Gains and losses	At 31 December 2024
	£	£	£	£	£
General funds	<u>388,546</u>	<u>21,949</u>	<u>(11,284)</u>	<u>6,257</u>	<u>405,468</u>
Previous year:	At 1 January 2023	Incoming resources	Resources expended	Gains and losses	At 31 December 2023
	£	£	£	£	£
General funds	<u>397,523</u>	<u>21,109</u>	<u>(18,336)</u>	<u>(11,750)</u>	<u>388,546</u>

#### 18 Related party transactions

The trustees did not receive any remuneration or claim any expenses during the year.