

ULSTER GARDEN VILLAGES LIMITED

Northern Ireland · Charity number 101248

Details

Known as UGV

Status Received

Registered 2015-01-07

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

Contact

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Purdys Lane
Newtownbreda
Belfast
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BT8 7AR

Phone 02890 491111

Email caroline@ugv.org.uk

Website www.ugv.org.uk

Activities

Purposes: The objects of the Association as set out in the Rules are:- (a) to carry on for the benefit of the community, the business of providing housing and any associated amenities for persons in necessitous circumstances upon terms appropriate to their means; (b) to provide for aged persons in need thereof housing and any associated amenities specially designed or adapted to meet the disabilities and requirements of such persons; (c) to carry out such added purposes which are charitable under the law of Northern Ireland as the Association shall from time to time determine and to use any of the Association's funds including accumulations of past profits not required for the purposes of paragraphs (a) or (b) above for such charitable purposes as the Committee shall from time to time determine.

What the charity does: The prevention or relief of poverty, The advancement of education, The advancement of health or the saving of lives, The advancement of citizenship or community development, The advancement of the arts, culture, heritage or science, The advancement of amateur sport, The advancement of human rights, conflict resolution or reconciliation or the promotion of religious or racial harmony or equality and diversity, The advancement of environmental protection or improvement, The relief of those in need by reason of youth, age, ill-health, disability, financial hardship or other disadvantage, The advancement of animal welfare, Other charitable purposes

How the charity works: Accommodation/housing, General charitable purposes, Grant making

Who the charity helps: Addictions (drug/solvent/alcohol abuse),Adult training,Asylum seekers/refugees,Carers,Children (5-13 year olds),Ethnic minorities,Ex-offenders and prisoners,Hiv/aids,Homelessness,Interface communities,Learning disabilities,Men,Mental health,Older people,Parents,Physical disabilities,Sensory disabilities,Specific areas of deprivation,Tenants,Unemployed/low income,Voluntary and community sector,Volunteers,Women,Youth (14-25 year olds)

Finances

| Period end | Income | Expenditure | Assets | Employees |
|------------|------------|-------------|-----------|-----------|
| 2024-12-31 | £2,357,323 | £3,764,408 | £-396,876 | 2 |

Trustees

| Name | Role | Appointed |
|---------------------|------|-----------|
| Dame Rotha Johnston | | |
| Erskine Holmes | | |
| Kevin Baird | | |
| Martie Boyd Mbe | | |
| Miss Agnes Crawford | | |
| Mr Gareth Jones | | |
| Mrs Jenny Pyper | | |
| Susan Crowe | | |
| William Webb Mbe | | |

ULSTER GARDEN VILLAGES LIMITED

Northern Ireland - Charity number 101248

Accounts

Registered number: NP000083
Charity number: NIC101248

Ulster Garden Villages Limited

Committee of Management's report and financial statements

For the year ended 31 December 2024

Ulster Garden Villages Limited

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Ulster Garden Villages Limited

Reference and Administrative Details of Ulster Garden Villages Limited, its Committee of Management and Advisers

For the year ended 31 December 2024

Mrs S P Crowe, FCA, Chair
Mr K Baird
Mrs M Boyd MBE
Mr E Holmes OBE
Dame R Johnston
Mr W J Webb MBE, JP, Company Secretary
Mr C J Walsh MBE
Dr J Pyper (coopted 23 May 2024)
Miss A Crawford (coopted 23 May 2024)

Company registration number

NP000083

Charity registration number

NIC101248

Registered office

Forestview
Purdys Lane
Newtownbreda
Belfast
BT8 7AR

Honorary President

Sir Desmond Lorimer, FCA

**Executive Director
Chief Executive Officer**

Mrs Valerie Ingram MBA, BA Hons (to 16 February 2024)
Mrs Caroline Armstrong (from 5 February 2024)

Independent auditor

Sumer Auditco NI Limited
Statutory Auditors
Glendinning House
6 Murray Street
Belfast
BT1 6DN

Bankers

Danske Bank
PO Box 183
Donegall Square West
Belfast
BT1 6JS

Investment Advisor

RBC Brewin Dolphin
11th Floor
East Tower
8 Lanyon Plaza
Belfast
BT1 3LP

Email

admin@ulstergardenvillages.co.uk

Website

www.ulstergardenvillages.co.uk

Ulster Garden Villages Limited

Committee of Management Report For the year ended 31 December 2024

The Committee of Management is pleased to present their report and financial statements for the year ended 31 December 2024.

The Financial Statements have been prepared in accordance with the accounting policies set out in the 'Notes to the Accounts' and comply with the Charity's governing documents i.e. "The Rules of Ulster Garden Villages Limited", The Charities Act (Northern Ireland) 2008 and Regulation 8 of the Charities (Accounts and Reports) Regulations (Northern Ireland) 2015, the Industrial and Provident Societies (Northern Ireland) 1969 and the Industrial and Provident Societies (Northern Ireland) Order 2006 as amended by the Credit Unions and Co-operative and Community Benefit Societies Act (Northern Ireland) 2016 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).

Who are we?

Ulster Garden Villages Limited ('The Charity') was established under the Industrial and Provident Societies Act (Northern Ireland) in 1946 with the principal objective of providing good quality housing and associated amenities for the disadvantaged and aged.

Since that time, government's approach to housing has changed dramatically and in Northern Ireland the establishment of the Northern Ireland Housing Executive and the Housing Association movement has largely catered for housing needs.

In 1983, the Committee of Ulster Garden Villages Limited took the necessary steps to convert the Association into a registered charity and under its amended regulations empowered it to transfer from reserves to a Common Fund amounts to be available for such general charitable purposes, not necessarily connected with housing, as the Committee shall from time to time determine.

Ulster Garden Villages Limited is registered with the Charity Commission for Northern Ireland (NIC 101248) and with HMRC XN72342.

Ulster Garden Villages Limited

Committee of Management Report (continued) For the year ended 31 December 2024

(continued)

a. Objectives and Activities

The objectives of the Charity are: -

- a) To carry on, for the benefit of the community, the business of providing housing and any associated amenities for persons in necessitous circumstances upon terms appropriate to their means;
- b) To provide, for aged people in need thereof, housing and any associated amenities, specially designed or adapted to meet the disabilities and requirements of such people; and
- c) To carry out such added purposes which are charitable under the law of Northern Ireland as the Charity shall from time to time determine and to use any of the Charity's funds, including accumulations of past profits not required for the purposes of (a) or (b) for such charitable purposes as the Committee shall from time to time determine.

Housing and Associated Amenities

The Charity under its charitable objectives (a) and (b) provides and manages housing and property stock.

Ulster Garden Villages Limited was founded almost 80 years ago and by March 1950 had built and founded Merville Garden Village, Northern Ireland's first 'Garden Village' with 450 houses, flats and shops, and significantly, with a Community Centre, a Little Theatre and extensive gardens. The Village created a sense of community togetherness and involvement, rather than simply providing houses for those who needed accommodation.

Other developments followed at Abbots Cross, Fernagh in Whiteabbey and at new Garden Villages in Muckamore and Whitehead. Although the Charity has sold a significant proportion of the original properties, it continues to manage the estates at Merville, and Abbots Cross and provides housing and associated amenities in Newtownabbey, Whitehead and at Garvey Court, Lisburn (a development of apartments for older people). A development for the over 55's was recently completed at Bangor.

The Common Fund

In pursuit of Object (c) the Charity primarily allocates funds to, or for, projects within Northern Ireland which will have a positive impact in Northern Ireland. Funds are not given retrospectively, and it is not usual to give grants for office expenses, core salaries or administrative staff salaries.

In addition to outright grants, assistance may be given by way of loans which may carry certain conditions at the discretion of the Committee. The purpose of any application must be charitable and normally the Committee will only consider requests from registered charities.

Applications for grants are made on the Ulster Garden Villages Limited application form and also require applicants to submit their most recent certified accounts. Further information is available in the 'Guidelines for Applicants' section of the Charity's website or from the registered office on request.

The Achievements and Performance Section of this Report details specific examples of the Charity acting through its Common Fund of donations to charitable ventures in the wider community for the year ending 31 December 2024.

**Committee of Management Report (continued)
For the year ended 31 December 2024**

(continued)

Public Benefit Statement

The Committee of Management confirm that they have considered the Charity Commission's general guidance on public benefit when reviewing the Charity's objectives and in planning future activities and grant-making throughout the year. A copy of the Commission's guidance notes on public benefit has been issued to all members.

Ulster Garden Villages Limited operates for the public benefit with the ultimate beneficiaries being the many people supported and worked with by the charities that we fund.

The main objectives for which funds were allocated under Object (c) are:

People with Disabilities

Carers, Sheltered Accommodation, Mental and Physical Disabilities, Transport and Advice.

Health

Hospices and Hospitals, Home Nursing, Mental Health, Substance Abuse, Prevention of Disease.

Community

Youth at Risk, Rehabilitation, the Aged, Victim Support, Crime Prevention, Regeneration.

Scientific and Medical Research

To support fields of research which are not capable of total government support, particularly involving the aged, specific diseases such as Cancer and Cardiac related conditions.

Culture and Heritage

Assisting underfunded activities involving the Arts, in all its forms, and the preservation of our natural heritage. Assisting the restoration of buildings of historic or architectural interest to enable them to be rehabilitated to the use and service to the community and the conservation of artifacts.

Education and Training Skills

Promotion of life skills and independent living skills and employment and training for people with disabilities and disadvantaged people. Enhancing education and literacy skills for young people with disabilities.

Priorities

From time to time the Committee review the range of activities they are prepared to support and place special emphasis on areas that they wish to encourage.

**Committee of Management Report (continued)
For the year ended 31 December 2024**

(continued)

b. Achievements and Performance

During 2024, Ulster Garden Villages provided financial support to charities across Northern Ireland who are working to address local needs and to support those who are most vulnerable. Our funding in 2024 has continued to make a difference to individuals and communities across the region. Ulster Garden Villages made the decision to close to new applications during 2024, due to significant forward grant commitments and also the uncertainty with regards to the ongoing Victoria Square litigation. This decision was reviewed and carefully considered at each Committee of Management meeting during the year.

Despite being closed for applications, Ulster Garden Villages has continued to make grants in line with its stated objectives of assisting people with disabilities, and the areas of health, community, scientific and medical research, culture and heritage and education and skills.

Significant time has been spent during the year engaging with the sector, both with current grantees and other voluntary organisations and we are very aware of the acute challenges currently faced. While the cost of living continues to increase, funding opportunities are decreasing and thus the funding environment is increasingly competitive. Costs are rising but much funding remains flat and thus we are very empathetic to the current environment. Many other funders have also taken time to reflect during 2024, with some similarly closing grant schemes temporarily to review their priorities, their approach to funding and how to manage the pipeline of applications due to rising demand. We are very grateful to the wider sector for the inspirational work they do under these growing challenges, and for their ability to be innovative, proactive, responsive and agile.

During 2024, we awarded £1.56m to a wide variety of charities, supporting major capital projects to smaller and equally impactful initiatives. Ulster Garden Villages is often one of the first funders to come on board with projects at their early stage and it has been encouraging to see these pledges stimulate further funding to enable the projects to progress successfully.

The largest donation in 2024 was £157,000 to the Ulster Orchestra to support the establishment of its new permanent home at Townsend Street, Belfast. The former Townsend Presbyterian Church dates from 1878 and is now providing excellent facilities for the orchestra, and we are very happy to see the organisation bed into their new space when we visited. We also had the opportunity to sit in on a pre-Prom performance rehearsal along with other members of the community. Our funding is helping the orchestra to make important improvements to the building to increase health and safety as well as security, invest in a state-of-the-art recording studio and undertake important work to engage their neighbouring communities in their work. We are very much looking forward to seeing this space develop and embed itself in the heart of the community.

We have a long history of supporting arts and culture and in 2024, supported the Armagh Robinson Library's 250th anniversary endowment fund with a grant of £46,472. The library is housed in a beautiful Georgian building and was founded by Archbishop Richard Robinson in the heart of the City of Armagh in 1771 as he wanted to share his own collection of books and fine art with the general public. The collections include around 46,000 printed works on subjects including medicine, science, history, law, politics, theology and travel. We were delighted to attend a celebration event alongside other funders.

Other arts and culture projects supported during the year include funding Greenshoot Productions to support community engagement in Tiger's Bay, to Belfast Exposed's therapeutic photography outreach for people with mental health issues, to Open Arts for a music project for children and young people with autism or a visual impairment run in partnership with Autism Initiatives and Angel Eyes, the North West Play Resource Centre for their conservatoire-standard musical theatre training and to the Derry Theatre Trust for their youth-led drama project, exploring young peoples' mental health through drama, song and dance. It has been very heartening to hear from such organisations about the impact of this work, enabled by our funding.

Ulster Garden Villages Limited

Committee of Management Report (continued) For the year ended 31 December 2024

(continued)

Ulster Garden Villages has also been a long-time funder of significant capital projects and in 2024 were happy to support the restoration of the balustrade walls at Castle Ward with a grant to The National Trust of £64,000. Castle Ward is enjoyed by so many people from across Northern Ireland and beyond and so it was a very worthwhile investment in one of our region's most important estates.

We also helped Assistance Dogs NI with the purchase of a van to support their ability to transport the dogs and pups to those who need assistance and also provided support to SOS Bus NI for the refurbishment of a new bus.

Other capital work supported included funding of £80,000 to enable Mencap to enhance their existing facility with a new Inclusion Hub which is an important addition to Mencap's Centre and will be instrumental to continue to offer services to people with learning difficulties and their families. It was wonderful to have the opportunity to attend the opening of this new space and to speak to the people benefiting from Mencap's work and hear about how important their work is to them.

We were happy to see the new Trauma and Orthopaedic Research Centre based at Musgrave Park Hospital open following a grant of £20,000 from Ulster Garden Villages. The staff are delighted with their new facility and all expressed heartfelt appreciation for the grant.

Funding from Ulster Garden Villages of £20,000 also enabled the 174 Trust to improve their outdoor space with a new boundary wall. Glen Rural Community Group in Armoy also received £4,000 for a hedgerow on a new path which has improved access to the community and £20,000 was provided to Moneydarragh Community Hub for capital works to create and enhance access and usability. These are all important and well-used spaces for the local community and our funding has enhanced these spaces considerably and will be enjoyed by many for years to come.

We were pleased to see East Belfast Mission's Hosford Home project develop during 2024. Ulster Garden Villages pledged £100,000 to the refurbishment of a building on the Newtownards Road with £75,000 being drawn down in 2024 to support the capital works. 240 Newtownards Road project is a unique, community-led housing initiative aimed at transforming an empty building into six apartments and a community space dedicated to fostering good relations. The project provides a pathway for individuals transitioning from hostel accommodation to more permanent housing, which in turn frees up hostel spaces for others in need. It promotes increased independence for residents while ensuring they still have access to essential support services. Overall, this project takes a holistic, community-based approach to housing, creating a supportive environment where individuals can thrive.

Education and giving young people the opportunities necessary to succeed in life is a key objective for Ulster Garden Villages. In support of this objective, our five-year partnership with Ulster University continued with a fourth annual grant of £150,000 towards the Community Scholarships. We have heard directly from the students benefiting about the impact of these scholarships on their educational experience. For many, higher education simply would not have been an option without such a scholarship and for others it has meant they have been able to thrive at university by, for example, not having to take on a part-time job which can in turn impact on their higher education experience and graduate outcomes.

Willowfield Parish Community Association, set up in 2002 to support the local community with the aim of alleviating poverty and benefiting local residents, received a grant of £4,000 to support young male adults involved in risk-taking behaviours. £20,000 was also disbursed to Conservation Volunteers NI to encourage newcomers and asylum seekers to engage in conservation volunteering with the aim of empowering and helping them to transition into their new home.

**Committee of Management Report (continued)
For the year ended 31 December 2024**

(continued)

As noted earlier, the cost of living continues to rise. Poverty is a rising problem and we hear from the sector about the very real challenges people face on a daily basis. Related to this is the increasing problem regarding the shortage of social housing and further related, to homelessness. The Committee therefore decided to support a range of charities with £5,000 each including The Peoples' Kitchen, Storehouse, Belfast Homeless Services and the Salvation Army, all of whom do excellent work to support people facing homelessness, providing shelter, advice and meals as well as basic provision of showering facilities and access to washing machines. It has been very humbling to hear first-hand about the challenges being faced and how contributions such as these can make a real difference to people at critical times.

Ulster Garden Villages also supported widely across the area of health during 2024. Cancer Fund for Children received a grant of £70,000 to support families to avail of much-needed residential. Daisy Lodge in Newcastle is a purpose-built therapeutic centre for families across the island of Ireland affected by cancer. Families are able to spend quality time together in a safe and supportive environment, far removed from the pressures of cancer treatment and hospital wards. We had the pleasure of visiting the facility to understand its impact. It is set in beautiful surroundings and as soon as you enter, you can feel the sense of calm and support. We also provided Cancer Focus with a grant of £60,000 to fund a much-needed cancer support centre based in the heart of Enniskillen. These support centres provide flexibility in how people affected by cancer engage, from being able to drop-in and have a coffee with a cancer specialist to availing of more tailored, structured individual or group therapeutic support.

The Stroke Association received £20,000 to support an Engagement Officer who is working to increase engagement with stroke survivors. In Northern Ireland there are around 1,200 hospital admissions for stroke each year. More than 40,000 people living in Northern Ireland today have survived a stroke or transient ischaemic attack and this position will be critical to supporting those affected. Other organisations benefiting from support from Ulster Garden Villages during 2024 include Meningitis Now, Young Lives vs Cancer, Muscular Dystrophy UK and the Children's Heartbeat Trust.

In providing support, we look at how organisations are governed, and our grants are made with conditions to ensure that they are spent appropriately and for the charitable purposes outlined by applicants.

Ulster Garden Villages meets regularly with existing and previous grantees and potential applicants to better understand how our funding can make a difference in these critical times. We are also part of the Funder Forum NI where knowledge and experience is shared and we attend appropriate conferences to help inform our approach and impact such as the CO3 Leadership Conference, the Funders Forum NI Conference and the Community Foundation NI's Building Solidarity Conference.

The Committee of Management confirm that they have referred to the guidance contained in the Charity Commission for Northern Ireland's guidance on 'Public Benefit' when reviewing the Association's aims and objectives, in planning future activities and setting grant-making policies. An examination of our donations demonstrates the breadth of our involvement across many areas of local life and a detailed schedule of these can be found after the 'Notes to the Financial Statements'.

Ulster Garden Villages Limited

Committee of Management Report (continued) For the year ended 31 December 2024

(continued)

c. Financial Review

The Accounts follow the format required by the Financial Reporting Standard applicable in the UK and the Republic of Ireland (FRS 102) and Accounting and Reporting by Charities: Statement of Recommended Practice.

The Charity continues to enjoy a strong financial position with a positive net movement of funds of £445,814 for the year, after donations made to charitable projects of just over £1.5 million. These donations have made a considerable positive impact across the community. This impact can be read more fully in section b, Achievements and Performance.

At the beginning of the year the Committee took the decision to temporarily close for new grant applications and work through its substantial forward commitments totaling £2.55m at the year-end (2023: £4.61m).

Ulster Garden Villages continues to those charities with grant offers already in place subject to their project commencement, to continue to 'make a positive difference' in the Community and continues to review its position regularly.

Income from charitable activities saw a modest increase during the year. Whilst investment income remains steady there was a small growth in rental income across the property portfolio.

We continue to invest substantially in internal refurbishments following vacant possession in our owned properties, investing £514k in 2024 (2023: £349k).

The refurbishment of the fabric of Abbots Cross was completed early in 2024 with the introduction of improved shop signage creating a welcoming place to live, shop and visit. Once again Merville Garden Village won the 'Northern Ireland Amenity Council's Best Kept Large Housing Award.'

There was one property sold during the year under review.

There remains a possible and unknown financial implication relating to the ongoing litigation of structural issues at the investment properties at Victoria Square, Belfast. The properties remain written down to £nil in the financial statements.

Even with the continued write down of the properties at Victoria Square the Balance Sheet demonstrates that the financial position of Ulster Garden Villages Limited is strong. At the year-end the market value of listed and unlisted investments stood at £ 20,678,804, (2023: £19,660,448) and the valuation of the property portfolio was £30,668,737, (2023: £30,568,737). With total net assets of £54,662,805 (2023: £54,216,991), the Charity remains well placed to meet its forward commitments to charitable projects and to make a significant contribution to the work of the voluntary sector and the people they serve in Northern Ireland.

d. Investments

The purpose of the Charity's investment policy is to generate funds for our grant-making and the main sources are rental income from the ownership of investment properties and dividends and interest from a diversified investment portfolio.

A formal investment policy statement has been agreed between the portfolio manager and Ulster Garden Villages Limited which outlines its general goals, objectives and exclusions and describes the strategies that the manager and Ulster Garden Villages Limited will employ to meet these objectives. The policy is reviewed by the Committee of Management on a regular basis.

**Committee of Management Report (continued)
For the year ended 31 December 2024**

(continued)

e. Reserves and Going Concern

On 31 December 2024 free reserves in the form of the General Fund amounted to £35,065,827 (2023: £35,058,759). Other unrestricted reserves, designated by the Committee as the Common Fund and which represents surpluses set aside to provide grants, loans and other public benefit in furtherance of the objectives of the Charity, amounted to £19,594,612 (2023: £19,155,539). During the year the Committee of Management transferred £2,000,000 (2023: £2,000,000) from the General Fund to the Common Fund. The charity had no restricted reserves on 31 December 2024 except share capital amounting to £2,366 (2023: £2,693).

The Committee of Management regularly monitors the level of reserves, having regard to the risk management review, and currently considers reserves to be adequate to meet the needs of the Charity.

Having reviewed the future commitments over the next 12-18 months the Committee of Management is of the view that the financial statements can be prepared on a going concern basis.

f. Structure, Governance and Management

Committee of Management

The Rules of Ulster Garden Villages Limited lay down the constitutional provisions for the Charity and the Committee of Management (The Trustees, in terms of Charity Law). The membership of the Committee requires nomination from within the membership of the Charity, election by the Members and the retirement of one-third of the Committee each year. Such members may offer themselves for re-election at the Annual General Meeting. Mr. K. Baird, Mrs. M. Boyd, Dame Rotha Johnston, Mrs. S.P. Crowe, Ms A. Crawford, Mr. E. Holmes, Mrs J. Pyper, Mr. Colin Walsh, and Mr. W.J. Webb served during the year. As per the Rules of Ulster Garden Villages Limited, Mrs M. Boyd and Dame Rotha Johnston retire and being eligible, offer themselves for re- election at the Annual General Meeting. Dr J. Pyper and Ms A Crawford were appointed to the Committee during the year and put themselves forward for election. Mr G Jones was appointed to the board on 18th March 2025 and also puts himself forward for election.

Committee Members - Induction and Training

Two new Committee members were appointed during the year and underwent a comprehensive induction process. Committee Members understand their roles individually and collectively in relation to their legal duties, the stewardship of assets and the provisions of the governing document.

In addition, all members are aware of their responsibilities under Company Law, as Directors and Charity Law. Those who serve abide by the 'Rules of Ulster Garden Villages Limited' and the Committee Members also receive updates and training through briefing notes and meetings. Annual Returns were made in 2024 to the Charity Commission for Northern Ireland and the Financial Conduct Authority. Conflicts of interest and related party transactions are reported at Committee of Management meetings and reflected in the minutes and annual returns.

During the year under review, four Committee Meetings were held in person. At these meetings, the Committee agreed on a broad strategy and areas of significant activity for the Association. At present the Committee has nine members with significant experience of the public, private and voluntary sectors of Northern Ireland. The CEO also attended the meetings but has no voting rights. Additional meetings were held for the purpose of planning, property portfolio matters and audit. A Strategy Day was held in October to review the organisation's approach to property management and grant-giving for the next 18-36 months. Policy and Strategic Planning is determined by the Committee with the implementation thereof being the responsibility of the CEO.

The Committee met with RBC Brewin Dolphin in December 2024 to review the investment policy and current market trends and economy forecasts relative to the investment portfolio.

**Committee of Management Report (continued)
For the year ended 31 December 2024**

(continued)

A register of interests is held by the Charity's registered office and a copy of this is submitted annually to the Financial Conduct Authority. All Committee members must declare any perceived or actual conflicts of interests and take no part in making recommendations relating to organisations/projects in which they have an involvement.

Pay and Remuneration

The average number of employees during the year calculated on the basis of full-time equivalents was 2. Salaries are reviewed annually by the Committee. During the year one employee received remuneration of between £60,000 and £70,000 (2023: None). No Committee Member received remuneration or expenses in the year (2023: None). The key management personnel comprises the Chief Executive. The total employee benefits of key management personnel was £80,977 (2023: £49,676).

g. Key Risks and Uncertainties

The Committee has reviewed the major risks to which the Charity is exposed. This involves identifying the types of risks the Charity faces, prioritising them in terms of impact and likelihood of occurrence and identifying means of mitigating the risks. The Committee has reviewed the effectiveness of the Charity's system of internal financial control and is responsible for establishing and operating detailed control and reporting procedures. The systems of control are designed to provide reasonable but not absolute assurance against material misstatement and loss. The Audit Committee monitors financial reporting and provides a forum through which the Charity's auditors report to the Committee of Management.

h. Plans for future periods

The Committee carries out a continuous review of the Charity's Due to the ongoing litigation and significant forward commitments, the decision was taken temporarily suspend the grant application process for new applicants. We will continue to keep this decision under review and to look at where Ulster Garden Villages Limited is best placed to provide support. This will include reviewing our grant-making and continuing to work with our charity and funding partners.

Since 2019 there has been litigation pending relating to the structural issue at Victoria Square. This affected 54 apartments owned by the charity which resulted in a significant decrease in the value of the investment property of £8,639,800, recognised in the financial statements for the year ended 31 December 2019. A judgement was issued in March 2024 where the Charity was unsuccessful in its legal case for redress due to the time limitations set out in the Defective Premises Act.

In September 2024 legislation was passed amending the Defective Premises Act which increased the limitation period for claims from six to thirty years in Northern Ireland. As a result, the case has been sent back to the original trial judge for further determination. The hearing is expected to be in November 2025. Remedial works to the affected properties are required. The course of action in relation to the required works is subject to further investigation and is highly uncertain at this time.

Ulster Garden Villages Limited

Committee of Management Report (continued) For the year ended 31 December 2024

Statement of Committee of Management's responsibilities

The Committee of Management are responsible for preparing the Committee of Management's report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The Charities Act (Northern Ireland) 2008 and Regulation 8 of the Charities (Accounts and Reports) Regulations (Northern Ireland) 2015, the Industrial and Provident Societies (Northern Ireland) 1969 and the Industrial and Provident Societies (Northern Ireland) Order 2006 as amended by the Credit Unions and Co-operative and Community Benefit Societies Act (Northern Ireland) 2016 requires the Committee of Management to prepare financial statements for each financial year . Under the relevant legislation, the Committee of Management 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 Ulster Garden Villages Limited and of its incoming resources and application of resources, including its income and expenditure, for that period. In preparing these financial statements, the Committee of Management are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles of the Charities SORP (FRS 102);
- make judgements and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards (FRS 102) have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Ulster Garden Villages Limited will continue in business.

The Committee of Management are responsible for keeping adequate accounting records that are sufficient to show and explain the Ulster Garden Villages Limited's transactions and disclose with reasonable accuracy at any time the financial position of Ulster Garden Villages Limited and enable them to ensure that the financial statements comply with the requirements of The Charities Act (Northern Ireland) 2008 and Regulation 8 of the Charities (Accounts and Reports) Regulations (Northern Ireland) 2015, the Industrial and Provident Societies (Northern Ireland) 1969 and the Industrial and Provident Societies (Northern Ireland) Order 2006 as amended by the Credit Unions and Co-operative and Community Benefit Societies Act (Northern Ireland) 2016. They are also responsible for safeguarding the assets of Ulster Garden Villages Limited and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Ulster Garden Villages Limited

**Committee of Management Report (continued)
For the year ended 31 December 2024**

Statement of Committee of Management's responsibilities (continued)

Disclosure of information to auditors

In so far as the Committee of Management is aware at the time of approving our Committee of Management's annual report:

- there is no relevant information, being information needed by the auditor in connection with preparing their report, of which the group's auditor is unaware, and
- the Committee of Management, having made enquiries of fellow directors and the auditor that they ought to have individually taken, have each taken all steps that he/she is obliged to take as a director in order to make themselves aware of any relevant audit information and to establish that the auditor is aware of that information.

Auditors

The auditors, Sumer Auditco NI Limited, have indicated their willingness to continue in office. The Committee of Management will propose a motion reappointing the auditors at the AGM.

Approved by order of the members of the board of Committee of Management and signed on their behalf by:



Mrs S P Crowe FCA

Date: 18 March 2025

Independent auditors' report to the Committee of Management of Ulster Garden Villages Limited

Opinion

We have audited the financial statements of Ulster Garden Villages Limited ('the Charity') for the year ended 31 December 2024 which comprise the Statement of financial activities, the Balance sheet, the Statement of cash flows and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 December 2024 and of its incoming resources and application of resources, including its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of The Charities Act (Northern Ireland) 2008 and Regulation 8 of the Charities (Accounts and Reports) Regulations (Northern Ireland) 2015, the Industrial and Provident Societies (Northern Ireland) 1969 and the Industrial and Provident Societies (Northern Ireland) Order 2006 as amended by the Credit Unions and Co-operative and Community Benefit Societies Act (Northern Ireland) 2016.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the charitable company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the United Kingdom, including the Financial Reporting Council's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Going Concern

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

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

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

**Independent auditors' report to the Committee of Management of Ulster Garden Villages Limited
(continued)**

Other information

The other information comprises the information included in the Annual report other than the financial statements and our Auditors' report thereon. The Committee of Management are responsible for the other information contained within the Annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinions on other matters prescribed by The Charities Act (Northern Ireland) 2008 and Regulation 8 of the Charities (Accounts and Reports) Regulations (Northern Ireland) 2015, the Industrial and Provident Societies (Northern Ireland) 1969 and the Industrial and Provident Societies (Northern Ireland) Order 2006 as amended by the Credit Unions and Co-operative and Community Benefit Societies Act (Northern Ireland) 2016

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

- the information given in the Committee of Management Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Committee of Management report has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of our knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the Committee of Management report.

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

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

**Independent auditors' report to the Committee of Management of Ulster Garden Villages Limited
(continued)**

Responsibilities of the Committee of Management

As explained more fully in the Statement of Committee of Management's responsibilities, the Committee of Management are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Committee of Management determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Committee of Management are responsible for assessing the charitable company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Committee of Management either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

Auditors' responsibilities for the audit of the financial statements

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

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

We gained an understanding of the legal and regulatory framework applicable to the Charity and the industry in which they operate, and considered the risk of acts by the Charity that were contrary to applicable laws and regulations, including fraud. We considered the opportunities and incentives that may exist within the Charity for fraud and identified the greatest potential for fraud in the following areas: management override of controls.

We designed audit procedures to respond to these risks, recognising that the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery or intentional misrepresentations, or through collusion. Our audit procedures included: enquiries of management about their own identification and assessment of risks of irregularities, testing the design and implementation of controls relating to the risk and sample testing of journals posted during the year.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

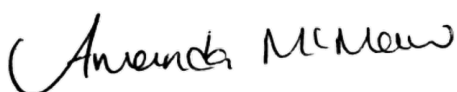
A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our Auditors' report.

Ulster Garden Villages Limited

Independent auditors' report to the Committee of Management of Ulster Garden Villages Limited (continued)

Use of our report

This report is made solely to the charitable company's members, as a body, in accordance with Section 65 of the Charities Act (Northern Ireland) 2008 and Regulation 8 of the Charities (Accounts and Reports) Regulations (Northern Ireland) 2015 and Section 43 of the Industrial and Provident Societies (Northern Ireland) 1969 and the Industrial and Provident Societies (Northern Ireland) Order 2006 as amended by the Credit Unions and Co-operative and Community Benefit Societies Act (Northern Ireland) 2016. Our audit work has been undertaken so that we might state to the charitable company's members those matters we are required to state to them in an Auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charitable company and its members, as a body, for our audit work, for this report, or for the opinions we have formed.



Amanda McMaw (Senior statutory auditor)

for and on behalf of

Sumer Auditco NI Limited

Statutory Auditors

Glendinning House

6 Murray Street

Belfast

BT1 6DN

18 March 2025

Sumer Auditco NI Limited are eligible to act as auditors in terms of section 1212 of the Companies Act 2006.

Ulster Garden Villages Limited

Statement of financial activities (incorporating income and expenditure account) For the year ended 31 December 2024

| | Note | Unrestricted funds 2024 £ | Restricted funds (Share Capital) 2024 £ | Total funds 2024 £ | Total funds 2023 £ |
|------------------------------------|------|------------------------------------|---|-----------------------------|-----------------------------|
| Income from: | | | | | |
| Charitable activities | 3 | 2,357,323 | - | 2,357,323 | 2,234,953 |
| Total income | | 2,357,323 | - | 2,357,323 | 2,234,953 |
| Expenditure on: | | | | | |
| Raising funds | 4 | 694,438 | - | 694,438 | 224,643 |
| Charitable activities | 5 | 3,069,970 | - | 3,069,970 | 3,544,541 |
| Total expenditure | | 3,764,408 | - | 3,764,408 | 3,769,184 |
| Net gains on investments | 7 | 1,852,899 | - | 1,852,899 | 1,329,755 |
| Net income/(expenditure) | | 445,814 | - | 445,814 | (204,476) |
| Decrease in share capital | 19 | 327 | (327) | - | - |
| Net movement in funds | | 446,141 | (327) | 445,814 | (204,476) |
| Reconciliation of funds: | | | | | |
| Total funds brought forward | | 54,214,298 | 2,693 | 54,216,991 | 54,421,467 |
| Net movement in funds | | 446,141 | (327) | 445,814 | (204,476) |
| Total funds carried forward | | 54,660,439 | 2,366 | 54,662,805 | 54,216,991 |

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

The notes on pages 20 to 33 form part of these financial statements.

Balance sheet
As at 31 December 2024

| | Note | 2024 £ | 2023 £ |
|--|------|-------------------|-------------------|
| Fixed assets | | | |
| Tangible assets | 13 | - | - |
| Investments | 14 | 20,678,804 | 19,660,448 |
| Investment property | 12 | 30,668,737 | 30,568,737 |
| | | <u>51,347,541</u> | <u>50,229,185</u> |
| Current assets | | | |
| Debtors | 15 | 2,557,471 | 2,783,287 |
| Charitable loans | 16 | 660,000 | 660,000 |
| Cash at bank and in hand | 25 | 494,669 | 859,075 |
| | | <u>3,712,140</u> | <u>4,302,362</u> |
| Creditors: amounts falling due within one year | 17 | (396,876) | (314,556) |
| Net current assets | | <u>3,315,264</u> | <u>3,987,806</u> |
| Total assets less current liabilities | | <u>54,662,805</u> | <u>54,216,991</u> |
| Total net assets | | <u>54,662,805</u> | <u>54,216,991</u> |
| Charity funds | | | |
| Restricted funds | 19 | 2,366 | 2,693 |
| Unrestricted funds | 19 | 54,660,439 | 54,214,298 |
| Total funds | | <u>54,662,805</u> | <u>54,216,991</u> |

The Committee of Management acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and preparation of financial statements.

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

The financial statements were approved and authorised for issue by the Committee of Management on 18 March 2025 and signed on their behalf by:

Mrs S P Crowe FCA
Chair



Mr W J Webb MBE, JP
Secretary



Mr K Baird
Committee member



The notes on pages 20 to 34 form part of these financial statements.

Ulster Garden Villages Limited

Statement of cash flows For the year ended 31 December 2024

| | 2024 £ | 2023 £ |
|---|------------------|------------------|
| Cash flows from operating activities | | |
| Net cash used in operating activities | (2,348,341) | (3,429,770) |
| Cash flows from investing activities | | |
| Dividends, interests and rents from investments | 1,251,480 | 1,226,118 |
| Proceeds from the sale of properties | 65,808 | - |
| Proceeds from sale of investments | 4,733,948 | 5,172,781 |
| Purchase of investments | (4,067,301) | (2,609,891) |
| Net cash provided by investing activities | 1,983,935 | 3,789,008 |
| Cash flows from financing activities | | |
| Net cash provided by financing activities | - | - |
| Change in cash and cash equivalents in the year | (364,406) | 359,238 |
| Cash and cash equivalents at the beginning of the year | 859,075 | 499,837 |
| Cash and cash equivalents at the end of the year | 494,669 | 859,075 |

The notes on pages 20 to 34 form part of these financial statements

**Notes to the financial statements
For the year ended 31 December 2024**

1. Accounting policies

1.1 Basis of preparation

The financial statements have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities, the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Industrial and Provident Societies Act (Northern Ireland) 1969 and the Industrial and Provident Societies (Northern Ireland) Order 2006 as amended by the Credit Unions and Co-operative and Community Benefit Societies Act (Northern Ireland) 2016.

Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy notes.

1.2 Preparation of the accounts on a going concern basis

Having reviewed the potential income and commitments for the next 12 month period the Committee of Management are of the view that there are no material uncertainties about the Charity's ability to continue as a going concern.

1.3 Income

Income is recognised when the Charity has entitlement to the funds and it is probable that the income will be received and the amount reliably measured.

Property rents are brought into account on the basis of amounts receivable.

Investment income is reported gross before any management fees are deducted.

Interest on funds on deposit is included when receivable and the amount can be measured reliably. This is normally upon notification of the interest paid, or payable, by the bank.

1.4 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to make a payment to a third party, it is probable that settlement will be required and the amount of the obligation can be measured reliably. Expenditure is classified under the following activity headings:

- Expenditure on raising funds comprise investment management charges relating to investments and investment properties; and
- Expenditure on charitable activities is incurred on directly undertaking the activities which further the Ulster Garden Villages Limited's objectives, as well as any associated support costs.

All expenditure is inclusive of irrecoverable VAT.

1.5 Allocation of support costs

Support costs are those functions that assist the work of the Charity but do not directly relate to charitable activities and include administration and finance costs. An analysis of support costs is included at Note 6.

**Notes to the financial statements
For the year ended 31 December 2024**

1. Accounting policies (continued)

1.6 Investment properties (including affordable housing stock)

In accordance with FRS 102 the investment property portfolio is stated at fair value with all gains or impairments reported through the Statement of financial activities. Fair value is determined by reference to valuations carried out by appropriately qualified external valuers.

Investment properties includes housing stock held as part of the charitable activities of the Charity and from which rental income is generated.

1.7 Tangible fixed assets and depreciation

All fixed assets are initially recorded at cost or deemed cost. The cost of tangible fixed assets is their purchase cost, together with any incidental costs of acquisition.

Depreciation is charged so as to allocate the cost of tangible fixed assets less their residual value over their estimated useful lives.

Depreciation is provided on the following basis:

| | |
|---------------------|-------|
| Plant and equipment | - 20% |
|---------------------|-------|

1.8 Other investments

Listed investments are stated at market value, on the basis of the middle market price at the close of business. Whilst day to day management of the investment portfolio is carried on by experienced, registered investment managers (currently RBC Brewin Dolphin) the ultimate control and responsibility rests with the Committee of Management.

Unlisted equity investments are stated at cost less impairment.

1.9 Debtors

Other debtors are recognised at the settlement amount due less any provision for impairment.

1.10 Creditors

Short term creditors are measured at the transaction price.

1.11 Charitable Loans

Charitable loans made are initially recognised and measured at the amount paid, with the carrying amount adjusted in subsequent years to reflect repayments and adjusted, if necessary, for any impairment.

1.12 Cash at Bank

Cash at bank includes short term highly liquid investments with a short maturity of three months or less.

Notes to the financial statements
For the year ended 31 December 2024

1. Accounting policies (continued)

1.13 Financial instruments

The Charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

1.14 Fund accounting

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the Ulster Garden Villages Limited for particular purposes. The costs of raising and administering such funds are charged against the specific fund. The aim and use of each restricted fund is set out in the notes to the financial statements.

Unrestricted funds are available to spend on activities that further any of the purposes of the Charity. The Common Fund is a designated fund, being unrestricted funds of the Charity, which the Committee of Management have decided at their discretion to set aside to use for a specific purpose.

1.15 Accounting estimates and judgements

Judgements made by the Committee of Management, in the application of these accounting policies, that have significant effect on the financial statements and estimates with a significant risk of material adjustment in the next year are discussed in Note 23.

2. Legal status

The Charity is a limited company having share capital and is registered under the Industrial and Provident Societies Act (Northern Ireland) 1969 and the Industrial and Provident Societies (Northern Ireland) Order 2006 as amended by the Credit Unions and Co-operative and Community Benefit Societies Act (Northern Ireland) 2016, Reg. No. NP000083 and is registered with The Charity Commission for Northern Ireland Reg. No. NIC 101248.

3. Income from charitable activities

| | Unrestricted funds 2024 £ | Total funds 2024 £ | Total funds 2023 £ |
|-------------------------------|--|---------------------------------------|-----------------------------|
| Rents - investment properties | 787,468 | 787,468 | 757,700 |
| Investment income | 460,451 | 460,451 | 464,780 |
| Interest receivable | 3,561 | 3,561 | 3,638 |
| Rents - affordable housing | 1,105,843 | 1,105,843 | 1,008,835 |
| | <u>2,357,323</u> | <u>2,357,323</u> | <u>2,234,953</u> |

Comparative figures are also included under unrestricted funds.

Notes to the financial statements
For the year ended 31 December 2024

4. Expenditure on raising funds

| | Unrestricted funds 2024 £ | Total funds 2024 £ | Total funds 2023 £ |
|--------------------------------------|--|---------------------------------------|-----------------------------|
| Rates, service charge and insurance | 295,479 | 295,479 | 55,721 |
| Repairs and upkeep | 85,289 | 85,289 | 28,972 |
| Collection costs | 76,775 | 76,775 | 71,939 |
| Legal and professional fees | 224,981 | 224,981 | 55,350 |
| Management fees - quoted investments | 11,914 | 11,914 | 12,661 |
| | <hr/> 694,438 <hr/> | <hr/> 694,438 <hr/> | <hr/> 224,643 <hr/> |

Comparative figures are also included under unrestricted funds.

5. Expenditure on charitable activities

| | Unrestricted funds 2024 £ | Total funds 2024 £ | Total funds 2023 £ |
|---|--|---------------------------------------|-----------------------------|
| Donations (see below) | 1,560,927 | 1,560,927 | 1,562,331 |
| Affordable housing costs | 1,265,191 | 1,265,191 | 1,777,699 |
| Support costs - administration (Note 6) | 243,852 | 243,852 | 204,511 |
| | <hr/> 3,069,970 <hr/> | <hr/> 3,069,970 <hr/> | <hr/> 3,544,541 <hr/> |

Comparative figures are also included under unrestricted funds.

Ulster Garden Villages Limited

Notes to the financial statements For the year ended 31 December 2024

Donations (No. in brackets):

| | 2024 £ | 2023 £ |
|-----------------------------------|------------------|------------------|
| People with Disabilities (4) | 46,000 | 251,415 |
| Health (19) | 499,719 | 181,140 |
| Culture and Heritage (11) | 314,971 | 467,029 |
| Education and Training Skills (5) | 214,000 | 351,010 |
| Community (23) | 461,237 | 311,737 |
| Environment (2) | 25,000 | - |
| | <u>1,560,927</u> | <u>1,562,331</u> |

The donations are all made to charities or organisations falling within the above activity types. A full list of donations is disclosed in the Annual Report, a copy of which is available from the Charity's registered office.

6. Support costs - administration

| | 2024 £ | 2023 £ |
|---|----------------|----------------|
| Salaries, wages & pension contributions (Note 10) | 144,361 | 98,185 |
| Premises costs | 42,209 | 50,105 |
| Auditor's remuneration (Note 9) | 10,200 | 9,600 |
| Accountancy, legal and professional fees | 15,157 | 10,560 |
| Printing, stationery and postage | 4,492 | 13,512 |
| Miscellaneous | 25,632 | 20,748 |
| Interest payable | 1,801 | 1,801 |
| | <u>243,852</u> | <u>204,511</u> |

**Notes to the financial statements
For the year ended 31 December 2024**

7. Net gain on investments

| | 2024 £ | 2023 £ |
|---|------------------|------------------|
| Gain on sale of affordable housing properties | 15,812 | - |
| Gain on sale of other investments | 221,335 | 241,532 |
| Realised gain | 237,147 | 241,532 |
| Gain on revaluation of other investments | 1,465,752 | 738,223 |
| Gain on revaluation of investment properties (including affordable housing) | 150,000 | 350,000 |
| Unrealised gain | 1,615,752 | 1,088,223 |
| Net gain on investments | 1,852,899 | 1,329,755 |

8. Related party transactions

There were no related party transactions undertaken by the charity during the year.

At the year end there was a balance of £150,000 (2023: £150,000) due from The Somme Association. The charity and The Somme Association have a Committee Member in common.

At the year end there was a balance of £500,000 (2023: £500,000) due from Hearth Historic Buildings Trust. A member of the Committee of Management is closely related to a Board Member of Hearth Historic Buildings Trust.

9. Auditor's remuneration

The auditor's remuneration amounts to an audit fee of £10,200 (2023 - £9,600), and other services (including payroll and accountancy) of £7,020 (2023 - £6,960).

10. Staff costs and emoluments

| | 2024 £ | 2023 £ |
|--|----------------|---------------|
| Wages and salaries | 128,397 | 89,749 |
| Social security costs | 8,300 | 3,298 |
| Employer's contributions to defined contribution pension schemes | 7,664 | 5,138 |
| | 144,361 | 98,185 |

**Notes to the financial statements
For the year ended 31 December 2024**

Particulars of employees:

The average number of employees during the year, calculated on the basis of full-time equivalents, was as follows:

| | 2024 | 2023 |
|----------------------------|----------|----------|
| Number of management staff | <u>2</u> | <u>2</u> |

During the year one employee received remuneration between £60,000 and £70,000 (2023: None).

One Committee Member received remuneration or expenses in the year £309 (2023: None).

The key management personnel comprises the CEO. The total employee benefits of key management personnel of the Charity was £80,977 (2023: £49,676).

11. Corporation Taxation

The Charity is exempt from tax on income and gains to the extent that these are applied to its charitable objects. At 31 December 2024 no provision for corporation tax was necessary.

12. Investment property

| | Investment property £ |
|---------------------|--------------------------------------|
| Valuation | |
| At 1 January 2024 | 30,568,737 |
| Disposals | (50,000) |
| Fair value movement | 150,000 |
| At 31 December 2024 | <u>30,668,737</u> |

On 8 February 2024, the Committee of Management obtained an independent professional valuation from Rory Clark (MRICS) of McConnell Chartered Surveyors, at open market valuation, of affordable housing, residential and commercial properties located in Newtownabbey, Whitehead and Lisburn in the sum of £18,821,237. At 31 December 2024, the valuation has decreased to £18,771,237 due to the sale of one of the properties. These properties including affordable housing which are held by Ulster Garden Villages Limited as part of its charitable activities of providing housing and associated amenities for persons in necessitous circumstances upon terms appropriate to their means.

Notes to the financial statements
For the year ended 31 December 2024

12. Investment property (continued)

On 10 February 2025 a valuation of The Residence and Apartments at William Street South and Victoria Square, Belfast was obtained from Samuel Dickey (MRICS) of Simon Brien Residential in the sum of £2,297,500. This recognises no change in value as reported from 31 December 2023. A structural issue which came to light during February 2019 affecting 54 apartments owned by the charity resulted in a significant decrease in the value of the investment property of £8,639,800 which was recognised in the financial statements for the year ended 31 December 2019. Litigation commenced during 2019 whereby UGV is seeking damages in respect of this issue and as at 31 December 2024 that litigation was ongoing.

On 10 February 2025 a valuation of "The Banks", Groomsport Road, Bangor was obtained from Samuel Dickey (MRICS) of Simon Brien Residential in the sum of £9,600,000. This recognises an increase in the value of investment property of £150,000.

The comparable historical cost and net book value as at 31 December 2024 is £15,545,819 (2023: £15,595,819).

13. Tangible fixed assets

| | Plant and equipment £ |
|--------------------------|--------------------------------------|
| Cost or valuation | |
| At 1 January 2024 | 389,871 |
| At 31 December 2024 | 389,871 |
| Depreciation | |
| At 1 January 2024 | 389,871 |
| At 31 December 2024 | 389,871 |
| Net book value | |
| At 31 December 2024 | - |
| At 31 December 2023 | - |

Ulster Garden Villages Limited

Notes to the financial statements For the year ended 31 December 2024

14. Other investments

| | Listed investments £ | Unlisted investments £ | Total £ |
|--------------------------|----------------------------|------------------------------|-------------------|
| Cost or valuation | | | |
| At 1 January 2024 | 19,610,448 | 50,000 | 19,660,448 |
| Additions | 4,067,301 | - | 4,067,301 |
| Disposals | (4,514,697) | - | (4,514,697) |
| Revaluations | 1,465,752 | - | 1,465,752 |
| | <u>20,628,804</u> | <u>50,000</u> | <u>20,678,804</u> |
| At 31 December 2024 | <u>20,628,804</u> | <u>50,000</u> | <u>20,678,804</u> |
| Net book value | | | |
| At 31 December 2024 | <u>20,628,804</u> | <u>50,000</u> | <u>20,678,804</u> |
| At 31 December 2023 | <u>19,610,448</u> | <u>50,000</u> | <u>19,660,448</u> |

15. Debtors

| | 2024 £ | 2023 £ |
|-------------------------------------|------------------|------------------|
| Due after more than one year | | |
| Other debtors | 2,315,361 | 2,301,589 |
| | <u>2,315,361</u> | <u>2,301,589</u> |
| Due within one year | | |
| Other debtors | 166,185 | 376,089 |
| Prepayments and accrued income | 75,925 | 105,609 |
| | <u>2,557,471</u> | <u>2,783,287</u> |

Ulster Garden Villages Limited

Notes to the financial statements For the year ended 31 December 2024

16. Charitable loans

| | 2024 £ | 2023 £ |
|----------------------------------|-----------------------|-----------------------|
| Due in less than one year | | |
| Loans | 779,250 | 779,250 |
| Impairment provision | (128,250) | (128,250) |
| | <u>651,000</u> | <u>651,000</u> |
| Due in more than one year | | |
| Loans | 9,000 | 9,000 |
| | <u>9,000</u> | <u>9,000</u> |
| Total loans | <u><u>660,000</u></u> | <u><u>660,000</u></u> |

In addition to outright grants, assistance may be given by way of charitable loans which carry certain conditions at the discretion of the Committee. The Committee agrees on a case by case basis as to whether a fixed charge should be secured on a particular property or other asset. Hearth Heritage Buildings Trust £500,000 (2023: £500,000) is the largest debtor.

17. Creditors: Amounts falling due within one year

| | 2024 £ | 2023 £ |
|-------------------------------------|----------------|----------------|
| Loan stock housing bonds, principal | 52,528 | 52,528 |
| Loan stock housing bonds, interest | 133,274 | 131,473 |
| Accruals and deferred income | 211,074 | 130,555 |
| | <u>396,876</u> | <u>314,556</u> |

18. Share capital

2,366 shares of £1 each fully paid (2023: 2,693).

Notes to the financial statements
For the year ended 31 December 2024

19. Statement of funds

| | Balance at 1 January 2024 £ | Income £ | Expenditure £ | Transfers in/out £ | Gains/ (Losses) £ | Balance at 31 December 2024 £ |
|---------------------------|--------------------------------------|-------------------------|---------------------------|--------------------------|-------------------------|---|
| Unrestricted funds | | | | | | |
| Common Fund | 19,155,539 | - | (1,560,927) | 2,000,000 | - | 19,594,612 |
| General Fund | 35,058,759 | 2,357,323 | (2,203,481) | (1,999,673) | 1,852,899 | 35,065,827 |
| | <u>54,214,298</u> | <u>2,357,323</u> | <u>(3,764,408)</u> | <u>327</u> | <u>1,852,899</u> | <u>54,660,439</u> |
| Restricted funds | | | | | | |
| Share Capital | 2,693 | - | - | (327) | - | 2,366 |
| Total of funds | <u><u>54,216,991</u></u> | <u><u>2,357,323</u></u> | <u><u>(3,764,408)</u></u> | <u><u>-</u></u> | <u><u>1,852,899</u></u> | <u><u>54,662,805</u></u> |

Notes to the financial statements
For the year ended 31 December 2024

19. Statement of funds (continued)

Statement of funds - prior year

| | Balance at 1 January 2023 £ | Income £ | Expenditure £ | Transfers in/out £ | Gains/ (Losses) £ | Balance at 31 December 2023 £ |
|---------------------------|--------------------------------------|-------------------------|---------------------------|--------------------------|-------------------------|---|
| Unrestricted funds | | | | | | |
| Common Fund | 18,717,870 | - | (1,562,331) | 2,000,000 | - | 19,155,539 |
| General Fund | 35,700,904 | 2,234,953 | (2,206,853) | (2,000,000) | 1,329,755 | 35,058,759 |
| | <u>54,418,774</u> | <u>2,234,953</u> | <u>(3,769,184)</u> | <u>-</u> | <u>1,329,755</u> | <u>54,214,298</u> |
| Restricted funds | | | | | | |
| Share Capital | <u>2,693</u> | <u>-</u> | <u>-</u> | <u>-</u> | <u>-</u> | <u>2,693</u> |
| Total of funds | <u><u>54,421,467</u></u> | <u><u>2,234,953</u></u> | <u><u>(3,769,184)</u></u> | <u><u>-</u></u> | <u><u>1,329,755</u></u> | <u><u>54,216,991</u></u> |

Common Fund – this represents amounts set aside out of accumulated surpluses to provide grants, loans and other public benefit in furtherance of the main objectives of the Charity. In respect of this a transfer of £2,000,000 was made to the common fund during the year.

General Fund – this represents accumulated surpluses retained for the general furtherance of the charitable objectives after transfers to the Common Fund.

Notes to the financial statements
For the year ended 31 December 2024

20. Analysis of net assets between funds

| | Unrestricted funds 2024 £ | Total funds 2024 £ | Total funds 2023 £ |
|-------------------------------|--|---------------------------------------|-----------------------------|
| Fixed asset investments | 20,678,804 | 20,678,804 | 19,660,448 |
| Investment property | 30,668,737 | 30,668,737 | 30,568,737 |
| Debtors | 2,557,471 | 2,557,471 | 2,783,287 |
| Charitable loans | 660,000 | 660,000 | 660,000 |
| Cash at bank and in hand | 494,669 | 494,669 | 859,075 |
| Creditors due within one year | (396,876) | (396,876) | (314,556) |
| | <u>54,662,805</u> | <u>54,662,805</u> | <u>54,216,991</u> |

21. Commitments

Other Commitments

There are commitments of £2.55 million (2023: £4.61 million) to contribute to charitable projects, on which a legal or constructive obligation to make payment does not yet exist, of which £1.89 million (2023: £3.54 million) is subject to project commencement and scheduling. These commitments will be financed through the Common Fund.

22. Contingent liability

The litigation in relation to the structural issues at Victoria Square, where the Charity has a number of investment properties, remains unresolved. A judgement was issued in March 2024 where the Charity was unsuccessful in its legal case for redress due to the time limitations set out in the Defective Premises Act.

In September 2024, legislation was passed amending the Defective Premises Act which increased the limitation period for claims from six to thirty years in Northern Ireland. As a result, the case has been sent back to the original trial judge for further determination. The hearing is expected to be in November 2025.

Remedial works to the affected properties are required. The course of action in relation to the required works is subject to further investigation and is highly uncertain at this time. The costs of the remedial work cannot therefore be reliably estimated nor can the outcome of the court hearing. The affected properties have been written down to £Nil in these financial statements.

Notes to the financial statements
For the year ended 31 December 2024

23. Accounting estimates and judgements

Key sources of estimation uncertainty

Valuation of investment properties – The Committee of Management obtained independent professional valuations from Simon Brien Residential Ltd for the properties held as at 31 December 2024. The external valuations, which are adopted in these financial statements, provided an open market valuation of the residential and commercial properties owned by Ulster Garden Villages Limited.

24. Reconciliation of net movement in funds to net cash flow from operating activities

| | 2024 | 2023 |
|--|--------------------|-------------|
| | £ | £ |
| Net income/expenditure for the period (as per Statement of Financial Activities) | 445,814 | (204,476) |
| Adjustments for: | | |
| Losses on investments | (1,852,899) | (1,329,755) |
| Dividends, interests and rents from investments | (1,251,480) | (1,226,118) |
| (Increase)/decrease in debtors | 225,816 | (358,217) |
| Increase/(decrease) in creditors | 82,320 | (311,204) |
| Net cash used in operating activities | (2,350,429) | (3,429,770) |

25. Analysis of cash and cash equivalents

| | 2024 | 2023 |
|--|----------------|---------|
| | £ | £ |
| Cash in hand | 494,669 | 859,075 |
| Total cash and cash equivalents | 494,669 | 859,075 |

Notes to the financial statements
For the year ended 31 December 2024

26. Analysis of changes in net debt

| | At 1 January 2024 £ | Cash flows £ | At 31 December 2024 £ |
|--------------------------|------------------------------|------------------|--------------------------------|
| Cash at bank and in hand | 859,075 | (364,406) | 494,669 |
| Debt due within 1 year | (52,528) | - | (52,528) |
| | <u>806,547</u> | <u>(364,406)</u> | <u>442,141</u> |

27. Operating lease commitments

At 31 December 2024 the Charity had commitments to make future minimum lease payments under non-cancelable operating leases as follows:

| | 2024 £ | 2023 £ |
|--|----------------|---------------|
| Land and buildings | | |
| Not later than 1 year | 24,917 | 24,000 |
| Later than 1 year and not later than 5 years | 88,000 | 2,000 |
| Later than 5 years | 1,833 | - |
| | <u>114,750</u> | <u>26,000</u> |

ULSTER GARDEN VILLAGES LIMITED

Northern Ireland - Charity number 101248

Accounts

Registered number: IP000083
Charity number: NIC101248

Ulster Garden Villages Limited

Committee of Management's report and financial statements

For the year ended 31 December 2023

Ulster Garden Villages Limited

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Ulster Garden Villages Limited

Reference and Administrative Details of Ulster Garden Villages Limited, its Committee of Management and Advisers For the year ended 31 December 2023

| | |
|------------------------------------|--|
| Committee of Management | Dr A S Hopkins CBE, FCA, Chair (to 7 June 2023, resigned 12 December 2023) Mrs S P Crowe BSc, FCA, Chair (from 7 June 2023) Mr K Baird Mrs M Boyd MBE Mr B Garrett LL.B, FCIA, Arb. (deceased 7 November 2023) Mr E Holmes OBE Dame R Johnston Mr W J Webb MBE, JP, Company Secretary Mr C J Walsh MBE |
| Company registration number | IP000083 |
| Charity registration number | NIC101248 |
| Registered office | Forestview Purdys Lane Newtownbreda Belfast BT8 7AR |
| Honorary President | Sir Desmond Lorimer, FCA |
| Executive Director | Mrs Valerie Ingram MBA, BA Hons (to 16 February 2024) Mrs Caroline Armstrong (from 5 February 2024) |
| Independent auditors | ASM (B) Ltd Chartered Accountants and Statutory Auditor 4th Floor Glendinning House 6 Murray Street Belfast BT1 6DN |
| Bankers | Danske Bank PO Box 183 Donegall Square West Belfast BT1 6JS |
| Investment Advisor | Brewin Dolphin 11th Floor East Tower 8 Lanyon Plaza Belfast BT1 3LP |
| Email | admin@ulstergardenvillages.co.uk |
| Website | www.ulstergardenvillages.co.uk |

Ulster Garden Villages Limited

Committee of Management Report For the year ended 31 December 2023

The Committee of Management is pleased to present their report and financial statements for the year ended 31 December 2023.

The Financial Statements have been prepared in accordance with the accounting policies set out in the 'Notes to the Accounts' and comply with the Charity's governing documents i.e. "The Rules of Ulster Garden Villages Limited", The Charities Act (Northern Ireland) 2008 and Regulation 8 of the Charities (Accounts and Reports) Regulations (Northern Ireland) 2015, the Industrial and Provident Societies (Northern Ireland) 1969 and the Industrial and Provident Societies (Northern Ireland) Order 2006 as amended by the Credit Unions and Co-operative and Community Benefit Societies Act (Northern Ireland) 2016 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).

Who are we?

Ulster Garden Villages Limited ('The Charity') was established under the Industrial and Provident Societies Act (Northern Ireland) in 1946 with the principal objective of providing good quality housing and associated amenities for the disadvantaged and aged.

Since that time, government's approach to housing has changed dramatically and in Northern Ireland the establishment of the Northern Ireland Housing Executive and the Housing Association movement has largely catered for housing needs.

In 1983, the Committee of Ulster Garden Villages Limited took the necessary steps to convert the Association into a registered charity and under its amended regulations empowered it to transfer from reserves to a Common Fund amounts to be available for such general charitable purposes, not necessarily connected with housing, as the Committee shall from time to time determine.

Ulster Garden Villages Limited is registered with the Charity Commission for Northern Ireland (NIC 101248) and with the Inland Revenue XN72342.

Ulster Garden Villages Limited

Committee of Management Report (continued) For the year ended 31 December 2023

(continued)

a. Objectives and Activities

The objectives of the Charity are:-

- a) To carry on, for the benefit of the community, the business of providing housing and any associated amenities for persons in necessitous circumstances upon terms appropriate to their means;
- b) To provide, for aged persons in need thereof, housing and any associated amenities, specially designed or adapted to meet the disabilities and requirements of such persons;
- c) To carry out such added purposes which are charitable under the law of Northern Ireland as the Charity shall from time to time determine and to use any of the Charity's funds including accumulations of past profits not required for the purposes of (a) or (b) for such charitable purposes as the Committee shall from time to time determine.

Housing and Associated Amenities

The Charity under its charitable objectives (a) and (b) provides and manages housing and property stock.

Ulster Garden Villages Limited was founded over 70 years ago and by March 1950 had built and founded Merville Garden Village, Northern Ireland's first 'Garden Village' with 450 houses, flats and shops and significantly, with Community Centre, Little Theatre and extensive gardens. The Village created a sense of community togetherness and involvement, rather than simply providing houses for those who needed accommodation.

Other developments followed at Abbots Cross, Fernagh in Whiteabbey and at new Garden Villages in Muckamore and Whitehead. Although the Charity has sold a significant proportion of the original properties, it continues to manage the estates at Merville, and Abbots Cross and provides housing and associated amenities in Newtownabbey, Whitehead and at Garvey Court, Lisburn (a development of apartments for older people). A development for the over 55s was recently completed at Bangor.

The Common Fund

In pursuit of Object (c) the Charity primarily allocates funds to, or for, projects within Northern Ireland which will have a positive impact on Northern Ireland. Funds are not given retrospectively and it is not usual to give grants for office expenses, core salaries or administrative staff salaries.

In addition to outright grants, assistance may be given by way of loans which may carry certain conditions at the discretion of the Committee. The purpose of any application must be charitable and normally the Committee will only consider requests from registered charities.

Applications for grants are made on the Ulster Garden Villages Limited application form and also require applicants to submit their most recent certified accounts. Further information is available in the 'Guidelines for Applicants' section of the Charity's website or from the registered office on request.

The Achievements and Performance Section of this Report details specific examples of the Charity acting through its Common Fund of donations to charitable ventures in the wider community for the year ending 31 December 2023.

Ulster Garden Villages Limited

Committee of Management Report (continued) For the year ended 31 December 2023

(continued)

Public Benefit Statement

The Committee of Management confirm that they have considered the Charity Commission's general guidance on public benefit when reviewing the Charity's objectives and in planning future activities and grant-making throughout the year. A copy of the Commission's guidance notes on public benefit has been issued to all members.

Ulster Garden Villages Limited operates for the public benefit with the ultimate beneficiaries being the many people supported and worked with by the charities that we fund.

The main objectives for which funds were allocated under Object (c) are:

People with Disabilities

Carers, Sheltered Accommodation, Mental and Physical Disabilities, Transport and Advice.

Health

Hospices and Hospitals, Home Nursing, Mental Health, Substance Abuse, Prevention of Disease.

Community

Youth at Risk, Rehabilitation, the Aged, Victim Support, Crime Prevention, Regeneration.

Scientific and Medical Research

To support fields of research which are not capable of total government support, particularly involving the aged, specific diseases such as Cancer and Cardiac related conditions.

Culture and Heritage

Assisting underfunded activities involving the Arts, in all its forms, and the preservation of our natural heritage. Assisting the restoration of buildings of historic or architectural interest to enable them to be rehabilitated to the use and service to the community and the conservation of artefacts.

Education and Training Skills

Promotion of life skills and independent living skills and employment and training for people with disabilities and disadvantaged people. Enhancing education and literacy skills for young people with disabilities.

Priorities

From time to time the Committee review the range of activities they are prepared to support and place special emphasis on areas that they wish to encourage.

**Committee of Management Report (continued)
For the year ended 31 December 2023**

(continued)

b. Achievements and Performance

During the year under review, Ulster Garden Villages has provided funding to charities who are working to address local needs and continuing to make a difference to individuals and communities across Northern Ireland. Ulster Garden Villages has continued to make grants in line with its stated objectives of assisting people with disabilities, and the areas of health, community, scientific and medical research, culture and heritage and education and skills. The number of applications increased substantially, and this is in part a reflection of current funding challenges facing the voluntary sector and those they serve. In considering where we direct our support, we continue to assist projects which build collaboration with other funding partners.

Donations for charitable purposes during the year amounted to £1,562,331 and these grants ranged from major capital projects of £450,000 to smaller but equally important and impactful initiatives. The Charity continued to see a very high level of applications from a wide range of organisations from across Northern Ireland during the year and responded to as many of them as possible. The largest donation was to the Woodland Trust for the development of Mourne Park, Kilkeel. This woodland is one of the most important areas of ancient and semi-natural woodland in Northern Ireland and is a special site for restoration and conservation. With support from Ulster Garden Villages as the lead funder, the Northern Ireland Environment Agency, gifts left in wills, donors and a special public appeal, the Trust can now extend Mourne park by 32 hectares of neighbouring land. We are delighted to have provided early funding support to the Woodland Trust to reclaim this vital piece of land connecting two areas of important ancient woodland.

A donation of £75,000 was given to help create and build Horatio's Garden Northern Ireland, which opened at the heart of the Spinal Cord Injuries Unit in Musgrave Park Hospital, Belfast in late 2023. The garden supports patients with spinal injuries from across Northern Ireland, as well as people staying in the Amputee Rehabilitation Unit. This is the seventh such garden to be created in the UK, and the first Horatio's Garden to feature a dedicated boccia court and a social area with parasols and sensory planting. The planting is designed to distract from the surrounding buildings and the angular, square geometry of the existing space. There is a beautiful water feature for tranquility and a warm garden room with timber cladding and a green roof. There are garden pods which offer shelter, privacy and socialising spaces and a large greenhouse for garden therapy and growing.

Over the last few years, we have responded to local and emerging needs by providing funding to local charities offering direct support in response to local needs and to meet the many emerging challenges. This included support for several winter appeals such as those coordinated by the Salvation Army and St Vincent de Paul. These charities provide a range of support to families, children, older and homeless people, and trafficked victims, in every community.

A grant of £40,000 was given to the Community Foundation NI and in partnership with the ARN Foundation toward their 'Tackling isolation for older people' initiative. The aim of this project is to support older people to keep warm and give them access to nutritious meals. Local charities help to reduce isolation and vulnerability of older people through supporting participation in activities, particularly to those living in rural isolated areas. A grant of £20,277 was given to COAST for the purchase of a van for the 'Handyperson Project. This service, located in the Causeway and Glens region, will facilitate the provision of a safe, reliable, trustworthy handyperson service for vulnerable elderly clients who struggle to obtain the service.

We continued to provide capital grants and some examples of these are a donation of £25,000 to Helping Hands, based in Portadown, towards the purchase and renovation of two houses for the purpose of providing emergency accommodation, in response to the ever-increasing demand for emergency accommodation in the area. The properties are close to the Helping Hands premises in Portadown so anyone staying in the houses will also be able to access the services provided. There is also the opportunity for these beneficiaries to volunteer with Helping Hands, enabling integration with other members of the community and developing job-related skills.

**Committee of Management Report (continued)
For the year ended 31 December 2023**

(continued)

A further £40,000 was given to Ballymena Methodist Church for the 'Living Rooms' capital project which consists of the Ballymena Community Hub and a supported living 2 storey property on the grounds of the Methodist Church in the heart of Ballymena town. The project has been designed to meet the needs of a wide variety of different groups, particularly the isolated and vulnerable. The four one-bedroom apartments on the first floor will provide a safe home for vulnerable young people/adults, giving them the opportunity to live independently and providing life skills and support. This much needed accommodation will be affordable and is targeted at those who struggle to find accommodation, for example, those coming out of the care system.

The current 'cost of living' reports show that a high proportion of individuals and families feel stressed or anxious because of their financial situation and many report that they are struggling to afford day-to-day bills such as rent, electricity/gas and essential items such as food and general household expenses. In light of this crisis, we partnered once more with the Belfast Charitable Society (the lead partner), and several other foundations, and provided a donation of £25,000 which is helping to provide healthy meals and breakfasts to young people in local schools.

Destitution is a rising problem and there are an increasing number of people and families who cannot afford to eat, keep warm and dry, and who don't have access to basic hygiene and health provision. The East Belfast Mission (EBM) is tackling destitution directly including homelessness for asylum seekers who are temporarily outside of the asylum system. The asylum system has issues and there are no exact figures on the numbers of people in this situation. It is however thought to be at least 100 at any time. Working in partnership with Choice Housing and the Starling Collective (a Northern Ireland Charity), East Belfast Mission will provide destitute women asylum seekers with rent/housing, furniture, direct provision, weekly living costs of £40 per week and Living Cost Esther cards (pocket to pocket secure and direct provision cards). These women are, as a result of their circumstances, more vulnerable to trauma, homelessness, poverty, and poor mental health. East Belfast Mission will provide holistic wrap around support, which will include working with them and their support networks to get them back into the asylum system. They will also be given access to training, along with practical and emotional support. This model of providing accommodation has been informed through the EBM's experience on working on projects supporting asylum seekers and refugees. It is the most dignified approach that can be offered to asylum seekers, restoring their self-worth, self-esteem and promoting health and well-being. It also results in better integration into the community in which they are living.

Education and giving young people the opportunities necessary to succeed in life is a key objective for Ulster Garden Villages. In support of this objective, our five-year partnership with Ulster University continued with a third annual grant of £150,000 towards the Community Scholarships. The past few years and the impact they've had on young people's social, cultural, and educational lives continues to be felt. The effects of the pandemic on education and the continuing rising cost of living are undoubtedly putting up significant barriers to education for those with potential from less affluent backgrounds. The provision of community scholarships continues to be needed more than ever and is creating a significant impact on the beneficiaries of this support as they enter their university journey. Additional support is provided to the students by the University's Widening Access Schools Outreach Coordinator, a position dedicated to supporting the Community Scholars to ensure they reach their full potential.

The second tranche of three in the sum of £50,000 was awarded to the Prince's Trust for the 'Achieve' Programme. The Prince's Trust was founded in 1976 to help disadvantaged young people, age 11-30 to overcome barriers and to change their lives, to get into work, education or training, all with the aim of enhancing their opportunities and improving their lives and prospects. 'Achieve' will work with a total of 19,500 young people who are at risk of exclusion and educational underachievement to re-engage with learning and remain in education to help strengthen their educational foundation and future pathways. Ulster Garden Villages helped to judge some of the 2023 Prince's Trust NI Awards and was able to view first-hand the positive impact that the project had on the challenges that young people, who are at risk of underachievement, face. It was incredible to witness the development of these young people, many of whom had turned their lives around despite having faced significant challenges and were now facing a successful future path.

Ulster Garden Villages Limited

Committee of Management Report (continued) For the year ended 31 December 2023

(continued)

Also funded was Young Enterprise NI's Company Programme with a first tranche of £45,000. Participants learn the concept that being enterprising can help them to look after themselves or their families at any time in their lives. The programme aims to help and guide students in exploring the concepts of success, independence, enterprise and employment, and demonstrates the importance of learning and education in preparing for their working future. The young people learn about their own unique strengths, how to work with others, how to negotiate and build an understanding of the core principles of good financial management.

In helping young people's development as contributors to Society, a donation of £20,000 was given to Volunteer Now, for the development of 'Play Your Part', an initiative designed to help and encourage young people to volunteer, share opportunities, support engagement in campaigns and embed the culture of volunteering that will last a lifetime. Research has shown that the younger a person begins to volunteer, the more likely they are to continue volunteering throughout their lifetime.

In November 2023, Ulster Garden held its first ever Impact Report launch at the prestigious Belfast Harbour Commissioners' Office in Belfast. We were privileged to hear from a range of beneficiaries including two of the Ulster University Community Scholars, Victoria Evitt and Anthony Devenney. The audience were able to hear first-hand how the scholarships have given the students access to opportunities they would not otherwise have had and they were both incredible ambassadors for Ulster University and their former secondary schools.

Ulster Garden Villages aims to be a strong partner to the not-for-profit community in Northern Ireland. The Impact Report Launch event brought together 200 people from charities and local institutions funded by Ulster Garden Villages over the last twenty years. These representatives included staff, volunteers, and beneficiaries of both capital and revenue funded projects. The event provided a platform for experts in the voluntary sector to meet others working in the local community and to share solutions and experiences on how their work has brought about and continues to transform all aspects of life in Northern Ireland.

We were delighted to welcome trusted partners, both long-standing and new, from across the third sector in a celebration of their efforts. The day was also a chance to view the impact of Ulster Garden Villages' donations and to hear from those 'Making a Difference' to thousands of beneficiaries across Northern Ireland. Inspirational speakers including Action Cancer NI, Habitat for Humanity NI, Homeplus NI and L'Arche, gave the audience an insight into their valuable efforts and ground-breaking work in health, disabilities, communities and homelessness.

Other representatives of Queens University Belfast and Ulster University were joined by delegates from the local Health Trusts, and key staff from the Regional Cancer Service and education sector also attended. Our funding partners from the Funders Forum NI also attended and we were able to highlight how our funding in partnership with others can bring greater collaboration and impact.

Greenshoot Productions has received their second tranche of funding towards a Community Theatre project in North Belfast. The three-year residential will create a sustainable arts project and a wide-range of community theatre events in an area which typically is devoid of arts provision of this type.

In providing support, we look at how organisations are governed, and our grants are made with conditions to ensure that they are spent appropriately and for the charitable purposes outlined by applicants.

A total of 155 meetings were held in 2023 with potential grantees. These were held both in person and virtually with the representatives of local charities who were seeking advice on applying for a grant. The Executive Director attended eight meetings of the Northern Ireland Funder's Forum NI and financial support of £1,500 was awarded by Ulster Garden Villages to support the work of this collaborative body.

The Committee of Management confirm that they have referred to the guidance contained in the Charity Commission for Northern Ireland's guidance on 'Public Benefit' when reviewing the Association's aims and objectives, in planning future activities and setting grant-making policies. An examination of our donations demonstrates the breadth of our involvement across many areas of local life and a detailed schedule of these can be found after the 'Notes to the Financial Statements'.

Ulster Garden Villages Limited

Committee of Management Report (continued) For the year ended 31 December 2023

(continued)

c. Financial Review

This year's Accounts follow the format required by the Financial Reporting Standards applicable in the UK and the Republic of Ireland (FRS 102) and Accounting and Reporting by Charities: Statement of Recommended Practice.

Major investment continued throughout the year on substantial refurbishment works at Merville Garden Village, located in a conservation area in Newtownabbey. A similar refurbishment project commenced at Abbots Cross, now in its final stages, with an investment of £1.3 million. The fabric of Merville Garden Village and Abbots Cross have been greatly enhanced, creating an improved community environment and securing the long-term future of these important post-war properties. Given the age of our properties, we have continued to invest substantially in internal refurbishments, of our owned properties following vacant possession with an investment of £382,000 during 2023.

The charity continues to enjoy a strong financial position and was able to make donations to charitable projects of just over £1.5 million. A summary of the impact that this has had across the community can be seen in the section b. Achievements and Performance. In November 2023, the Charity launched its first Impact Report, illustrating the profound difference that Ulster Garden Villages has been able to deliver to peoples' lives across Northern Ireland over the past 20 years. Over the 20 years, more than £25 million has been granted to local charities.

The Balance Sheet demonstrates that the financial position of Ulster Garden Villages Ltd continues to be robust. The value of our investment property showed a marginal increase with a valuation of £30,568,737, the five-year professional valuation having been carried out in 2022. Despite realising funds to meet our refurbishment commitments of £1.3 million, the investment portfolio was valued at £19,660,448 (2022: £21,134,364). With total net assets of £54,216,991 the Association remains well placed to meet the continuing investment in its property portfolio and its substantial forward commitments to charities, making a significant contribution to the work of the voluntary sector and the people they serve in Northern Ireland.

d. Investments

The purpose of the Charity's investment policy is to generate funds for our grant-making and the main sources are rental income from the ownership of investment properties and dividends and interest from a diversified investment portfolio.

A formal investment policy statement has been agreed between the portfolio manager and Ulster Garden Villages Ltd which outlines its general goals, objectives and exclusions and describes the strategies that the manager and Ulster Garden Villages Limited will employ to meet these objectives. The policy is reviewed by the Committee of Management on a regular basis.

e. Reserves and Going Concern

On 31 December 2023 free reserves in the form of the General Fund amounted to £35,058,759 (2022: £35,700,904). Other unrestricted reserves, designated by the Committee as the Common Fund and which represents surpluses set aside to provide grants, loans and other public benefit in furtherance of the objectives of the Charity amounted to £19,155,539 (2022: £18,717,870). During the year the Committee of Management transferred £2,000,000 from the General Fund to the Common Fund. The Charity had no restricted reserves on 31 December 2023 except share capital amounting to £2,693 (2022: £2,693).

The Committee of Management regularly monitors the level of reserves, having regard to the risk management review and currently considers reserves to be adequate to meet the needs of the Charity.

Having reviewed future commitments over the next 12-18 months the Committee of Management is of the opinion that the financial statements can be prepared on a going concern basis.

Ulster Garden Villages Limited

Committee of Management Report (continued) For the year ended 31 December 2023

(continued)

f. Structure, Governance and Management

Committee of Management

The Rules of Ulster Garden Villages Ltd lay down the constitutional provisions for the Charity and the Committee of Management (The Trustees, in terms of Charity Law). The membership of the Committee requires nomination from within the membership of the Charity, election by the Members and the retirement of one-third of the Committee each year. Such members may offer themselves for re-election at the Annual General Meeting. Dr. A.S. Hopkins, Mr. K. Baird, Mrs. M. Boyd, Dame Rotha Johnston, Mrs. S.P. Crowe, Mr. B. Garrett, Mr. E. Holmes, Mr. Colin Walsh, and Mr. W.J. Webb served during the year. Dr A.S. Hopkins retired as chairman at the AGM on 7 June 2023 and resigned from the Committee on 12 December 2023. Sadly, Mr Brian Garrett passed away on 7 November 2023. As per the Rules of Ulster Garden Villages Limited, Mr. K Baird and Mrs S Crowe retire and being eligible, offer themselves for re- election at the Annual General Meeting.

Committee Members - Induction and Training

There were no new Committee members appointed during the year. Committee Members understand their roles individually and collectively in relation to their legal duties, the stewardship of assets and the provisions of the governing document.

In addition, all members are aware of their responsibilities under Company Law, as Directors and Charity Law. Those who serve abide by the 'Rules of Ulster Garden Villages Limited' and the Committee Members also receive updates and training through briefing notes and meetings. Annual Returns were made in 2023 to the Charity Commission for Northern Ireland and the Financial Conduct Authority. Conflicts of interest and related party transactions are reported at Committee of Management meetings and reflected in the minutes and annual returns.

During the year under review, four Committee Meetings were held in person. At these meetings, the Committee agreed on a broad strategy and areas of significant activity for the Association. At present the Committee has seven members with significant experience of the public, private and voluntary sectors of Northern Ireland. The Executive Director also attended the meetings but has no voting rights. Additional meetings were held for the purpose of planning, property portfolio matters and audit. Policy and Strategic Planning is determined by the Committee with the implementation thereof being the responsibility of the Executive Director.

The Committee met with RBC Brewin Dolphin in December 2023 to review the investment policy and current market trends and economy forecasts relative to the investment portfolio.

A register of interests is held by the Charity's registered office and a copy of this is submitted annually to the Financial Conduct Authority. All Committee members must declare any perceived or actual conflicts of interest and take no part in making recommendations relating to organisations/projects in which they have an involvement.

Pay and Remuneration

The average number of employees during the year calculated on the basis of full-time equivalents was 2. Salaries are reviewed annually by the Committee and no employee received remuneration of more than £60,000 during the year (2022: None). No Committee Member received remuneration or expenses in the year (2022: None). The key management personnel comprise the Committee of Management Members and the Executive Director. The total employee benefits of key management personnel was £49,676 (2022: £46,807).

**Committee of Management Report (continued)
For the year ended 31 December 2023**

(continued)

g. Key Risks and Uncertainties

The Committee has reviewed the major risks to which the Charity is exposed. This involves identifying the types of risks the Charity faces, prioritising them in terms of impact and likelihood of occurrence and identifying means of mitigating the risks. The Committee has reviewed the effectiveness of the Charity's system of internal financial control and is responsible for establishing and operating detailed control and reporting procedures. The systems of control are designed to provide reasonable but not absolute assurance against material misstatement and loss. The Audit Committee monitors financial reporting and provides a forum through which the Charity's auditors report to the Committee of Management.

h. Plans for future periods

The Committee carries out a continuous review of the Charity's activities and current plans do not envisage a departure from the present objectives and activities. We will continue to look at where Ulster Garden Villages Limited is best placed to provide support. This will include reviewing our grant-making and continuing to work with our charity and funding partners.

Since 2019 there has been a litigation pending relating to the structural issue at Victoria Square. This affected 54 apartments owned by the charity which resulted in a significant decrease in the value of the investment property of £8,639,800, recognised in the financial statements for the year ended 31 December 2019.

Post year end the Judgement was handed down on the litigation case in favour of the defendants. The High Court decided not to hear the case against those involved in the construction of the property as the discovery of the defect was outside the six-year time limit set within the legislation in Northern Ireland. The Charity has agreed to work along with the Victoria Square Chichester Street Management Company to explore the feasibility of repair to allow re-occupation.

Ulster Garden Villages Limited

Committee of Management Report (continued) For the year ended 31 December 2023

Statement of Committee of Management's responsibilities

The Committee of Management are responsible for preparing the Committee of Management's report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The Charities Act (Northern Ireland) 2008 and Regulation 8 of the Charities (Accounts and Reports) Regulations (Northern Ireland) 2015, the Industrial and Provident Societies (Northern Ireland) 1969 and the Industrial and Provident Societies (Northern Ireland) Order 2006 as amended by the Credit Unions and Co-operative and Community Benefit Societies Act (Northern Ireland) 2016 requires the Committee of Management to prepare financial statements for each financial year. Under the relevant legislation, the Committee of Management 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 Ulster Garden Villages Limited and of its incoming resources and application of resources, including its income and expenditure, for that period. In preparing these financial statements, the Committee of Management are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles of the Charities SORP (FRS 102);
- make judgments and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards (FRS 102) have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Ulster Garden Villages Limited will continue in business.

The Committee of Management are responsible for keeping adequate accounting records that are sufficient to show and explain the Ulster Garden Villages Limited's transactions and disclose with reasonable accuracy at any time the financial position of Ulster Garden Villages Limited and enable them to ensure that the financial statements comply with the requirements of The Charities Act (Northern Ireland) 2008 and Regulation 8 of the Charities (Accounts and Reports) Regulations (Northern Ireland) 2015, the Industrial and Provident Societies (Northern Ireland) 1969 and the Industrial and Provident Societies (Northern Ireland) Order 2006 as amended by the Credit Unions and Co-operative and Community Benefit Societies Act (Northern Ireland) 2016. They are also responsible for safeguarding the assets of Ulster Garden Villages Limited and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Disclosure of information to auditors

In so far as the Committee of Management is aware at the time of approving our Committee of Management's annual report:

- there is no relevant information, being information needed by the auditor in connection with preparing their report, of which the group's auditor is unaware, and
- the Committee of Management, having made enquiries of fellow directors and the auditor that they ought to have individually taken, have each taken all steps that he/she is obliged to take as a director in order to make themselves aware of any relevant audit information and to establish that the auditor is aware of that information.

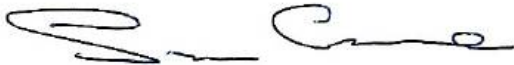
Ulster Garden Villages Limited

**Committee of Management Report (continued)
For the year ended 31 December 2023**

Auditors

The auditors, ASM (B) Ltd, have indicated their willingness to continue in office. The Committee of Management will propose a motion reappointing the auditors at the AGM.

Approved by order of the members of the board of Committee of Management and signed on their behalf by:



Mrs S P Crowe BSc, FCA

Date: 22 April 2024

Ulster Garden Villages Limited

Independent auditors' report to the Committee of Management of Ulster Garden Villages Limited

Opinion

We have audited the financial statements of Ulster Garden Villages Limited ('the Charity') for the year ended 31 December 2023 which comprise the Statement of financial activities, the Balance sheet, the Statement of cash flows and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 December 2023 and of its incoming resources and application of resources, including its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of The Charities Act (Northern Ireland) 2008 and Regulation 8 of the Charities (Accounts and Reports) Regulations (Northern Ireland) 2015, the Industrial and Provident Societies (Northern Ireland) 1969 and the Industrial and Provident Societies (Northern Ireland) Order 2006 as amended by the Credit Unions and Co-operative and Community Benefit Societies Act (Northern Ireland) 2016.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the charitable company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the United Kingdom, including the Financial Reporting Council's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Going Concern

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

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

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

Ulster Garden Villages Limited

Independent auditors' report to the Committee of Management of Ulster Garden Villages Limited (continued)

Other information

The other information comprises the information included in the Annual report other than the financial statements and our Auditors' report thereon. The Committee of Management are responsible for the other information contained within the Annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinions on other matters prescribed by The Charities Act (Northern Ireland) 2008 and Regulation 8 of the Charities (Accounts and Reports) Regulations (Northern Ireland) 2015, the Industrial and Provident Societies (Northern Ireland) 1969 and the Industrial and Provident Societies (Northern Ireland) Order 2006 as amended by the Credit Unions and Co-operative and Community Benefit Societies Act (Northern Ireland) 2016

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

- the information given in the Committee of Management Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Committee of Management report has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of our knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the Committee of Management report.

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

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

**Independent auditors' report to the Committee of Management of Ulster Garden Villages Limited
(continued)**

Responsibilities of the Committee of Management

As explained more fully in the Trustees' responsibilities statement, the Committee of Management are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Committee of Management determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Committee of Management are responsible for assessing the charitable company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Committee of Management either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

Auditors' responsibilities for the audit of the financial statements

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

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

We gained an understanding of the legal and regulatory framework applicable to the Charity and the industry in which they operate, and considered the risk of acts by the Charity that were contrary to applicable laws and regulations, including fraud. We considered the opportunities and incentives that may exist within the Charity for fraud and identified the greatest potential for fraud in the following areas: management override of controls.

We designed audit procedures to respond to these risks, recognising that the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery or intentional misrepresentations, or through collusion. Our audit procedures included: enquiries of management about their own identification and assessment of risks of irregularities, testing the design and implementation of controls relating to the risk and sample testing of journals posted during the year.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

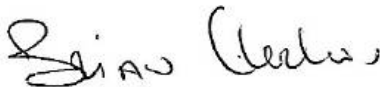
A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our Auditors' report.

Ulster Garden Villages Limited

Independent auditors' report to the Committee of Management of Ulster Garden Villages Limited (continued)

Use of our report

This report is made solely to the charitable company's members, as a body, in accordance with Section 65 of the Charities Act (Northern Ireland) 2008 and Regulation 8 of the Charities (Accounts and Reports) Regulations (Northern Ireland) 2015 and Section 43 of the Industrial and Provident Societies (Northern Ireland) 1969 and the Industrial and Provident Societies (Northern Ireland) Order 2006 as amended by the Credit Unions and Co-operative and Community Benefit Societies Act (Northern Ireland) 2016. Our audit work has been undertaken so that we might state to the charitable company's members those matters we are required to state to them in an Auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charitable company and its members, as a body, for our audit work, for this report, or for the opinions we have formed.



Brian Clerkin (Senior statutory auditor)

for and on behalf of
ASM (B) Ltd

Chartered Accountants and Statutory Auditor

4th Floor

Glendinning House

6 Murray Street

Belfast

BT1 6DN

22 April 2024

ASM (B) Ltd are eligible to act as auditors in terms of section 1212 of the Companies Act 2006.

Ulster Garden Villages Limited

**Statement of financial activities (incorporating income and expenditure account)
For the year ended 31 December 2023**

| | Note | Unrestricted funds 2023 £ | Restricted funds (Share Capital) 2023 £ | Total funds 2023 £ | Total funds 2022 £ |
|------------------------------------|------|---------------------------------|---|--------------------------|--------------------------|
| Income from: | | | | | |
| Charitable activities | 3 | 2,234,953 | - | 2,234,953 | 2,170,416 |
| Total income | | 2,234,953 | - | 2,234,953 | 2,170,416 |
| Expenditure on: | | | | | |
| Raising funds | 4 | 224,643 | - | 224,643 | 733,237 |
| Charitable activities | 5 | 3,544,541 | - | 3,544,541 | 1,849,438 |
| Total expenditure | | 3,769,184 | - | 3,769,184 | 2,582,675 |
| Net gains on investments | 7 | 1,329,755 | - | 1,329,755 | 1,986,765 |
| Net movement in funds | | (204,476) | - | (204,476) | 1,574,506 |
| Reconciliation of funds: | | | | | |
| Total funds brought forward | | 54,418,774 | 2,693 | 54,421,467 | 52,846,961 |
| Net movement in funds | | (204,476) | - | (204,476) | 1,574,506 |
| Total funds carried forward | | 54,214,298 | 2,693 | 54,216,991 | 54,421,467 |

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

The notes on pages 20 to 33 form part of these financial statements.

Ulster Garden Villages Limited
Registered number: IP000083

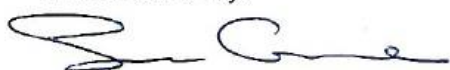
Balance sheet
As at 31 December 2023

| | Note | 2023 £ | 2022 £ |
|--|------|-------------------|-------------------|
| Fixed assets | | | |
| Tangible assets | 13 | - | 100,001 |
| Investments | 14 | 19,660,448 | 21,134,364 |
| Investment property | 12 | 30,568,737 | 30,218,737 |
| | | <u>50,229,185</u> | <u>51,453,102</u> |
| Current assets | | | |
| Debtors | 15 | 2,783,287 | 2,425,070 |
| Charitable loans | 16 | 660,000 | 664,609 |
| Cash at bank and in hand | 25 | 859,075 | 499,837 |
| | | <u>4,302,362</u> | <u>3,589,516</u> |
| Creditors: amounts falling due within one year | 17 | (314,556) | (621,151) |
| | | <u>3,987,806</u> | <u>2,968,365</u> |
| Net current assets | | <u>3,987,806</u> | <u>2,968,365</u> |
| Total assets less current liabilities | | <u>54,216,991</u> | <u>54,421,467</u> |
| Total net assets | | <u>54,216,991</u> | <u>54,421,467</u> |
| Charity funds | | | |
| Restricted funds | 19 | 2,693 | 2,693 |
| Unrestricted funds | 19 | 54,214,298 | 54,418,774 |
| | | <u>54,216,991</u> | <u>54,421,467</u> |
| Total funds | | <u>54,216,991</u> | <u>54,421,467</u> |

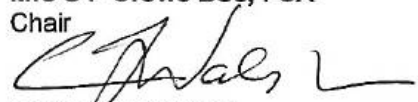
The Committee of Management acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and preparation of financial statements.

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

The financial statements were approved and authorised for issue by the Committee of Management and signed on their behalf by:



Mrs S P Crowe BSc, FCA
Chair



Mr C J Walsh MBE
Committee member



Mr W J Webb MBE, JP
Secretary

Date: 22 April 2024

The notes on pages 20 to 33 form part of these financial statements.

Ulster Garden Villages Limited

**Statement of cash flows
For the year ended 31 December 2023**

| | 2023 | 2022 |
|---|--------------------|------------------|
| | £ | £ |
| Cash flows from operating activities | | |
| Net cash used in operating activities | (3,429,770) | (2,662,859) |
| Cash flows from investing activities | | |
| Dividends, interests and rents from investments | 1,226,118 | 1,284,361 |
| Purchase of investment property | - | (4,666) |
| Proceeds from sale of investments | 5,172,781 | 2,700,141 |
| Purchase of investments | (2,609,891) | (1,497,421) |
| Net cash provided by investing activities | 3,789,008 | 2,482,415 |
| Cash flows from financing activities | | |
| Net cash provided by financing activities | - | - |
| Change in cash and cash equivalents in the year | 359,238 | (180,444) |
| Cash and cash equivalents at the beginning of the year | 499,837 | 680,281 |
| Cash and cash equivalents at the end of the year | 859,075 | 499,837 |

The notes on pages 20 to 33 form part of these financial statements

**Notes to the financial statements
For the year ended 31 December 2023**

1. Accounting policies

1.1 Basis of preparation

The financial statements have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities, the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Industrial and Provident Societies Act (Northern Ireland) 1969 and the Industrial and Provident Societies (Northern Ireland) Order 2006 as amended by the Credit Unions and Co-operative and Community Benefit Societies Act (Northern Ireland) 2016.

Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy notes.

1.2 Preparation of the accounts on a going concern basis

Having reviewed the potential income and commitments for the next 12 month period the Committee of Management are of the view that there are no material uncertainties about the Charity's ability to continue as a going concern.

1.3 Income

Income is recognised when the Charity has entitlement to the funds and it is probable that the income will be received and the amount reliably measured.

Property rents are brought into account on the basis of amounts receivable.

Investment income is reported gross before any management fees are deducted.

Interest on funds on deposit is included when receivable and the amount can be measured reliably. This is normally upon notification of the interest paid, or payable, by the bank.

1.4 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to make a payment to a third party, it is probable that settlement will be required and the amount of the obligation can be measured reliably. Expenditure is classified under the following activity headings:

- Costs of generating funds comprise investment management charges relating to investments and investment properties; and
- Expenditure on charitable activities is incurred on directly undertaking the activities which further the Ulster Garden Villages Limited's objectives, as well as any associated support costs.

All expenditure is inclusive of irrecoverable VAT.

1.5 Allocation of support costs

Support costs are those functions that assist the work of the Charity but do not directly relate to charitable activities and include administration and finance costs. An analysis of support costs is included at Note 6.

**Notes to the financial statements
For the year ended 31 December 2023**

1. Accounting policies (continued)

1.6 Investment properties (including social housing stock)

In accordance with FRS 102 the investment property portfolio is stated at fair value with all gains or impairments reported through the Statement of Financial Activities. Fair value is determined by reference to valuations carried out by appropriately qualified external valuers.

Investment properties includes housing stock held as part of the charitable activities of the Charity and from which rental income is generated.

1.7 Tangible fixed assets and depreciation

All fixed assets are initially recorded at cost or deemed cost. The cost of tangible fixed assets is their purchase cost, together with any incidental costs of acquisition.

Depreciation is charged so as to allocate the cost of tangible fixed assets less their residual value over their estimated useful lives.

Depreciation is provided on the following bases:

| | |
|---|-------|
| Land and properties (undeveloped and under development) | - Nil |
| Plant and equipment | - 20% |

1.8 Other investments

Listed investments are stated at market value, on the basis of the middle market price at the close of business. Whilst day to day management of the investment portfolio is carried on by experienced, registered investment managers (currently RBC Brewin Dolphin) the ultimate control and responsibility rests with the Committee of Management.

Unlisted equity investments are stated at fair value and all gains or losses, whether realised or unrealised, are reported through the Statement of Financial Activities.

1.9 Debtors

Other debtors are recognised at the settlement amount due less any provision for impairment.

1.10 Creditors

Short term creditors are measured at the transaction price.

1.11 Charitable Loans

Charitable loans made are initially recognised and measured at the amount paid, with the carrying amount adjusted in subsequent years to reflect repayments and adjusted, if necessary, for any impairment.

1.12 Cash at Bank

Cash at bank includes short term highly liquid investments with a short maturity of three months or less.

Notes to the financial statements
For the year ended 31 December 2023

1. Accounting policies (continued)

1.13 Financial instruments

The Charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

1.14 Fund accounting

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the Ulster Garden Villages Limited for particular purposes. The costs of raising and administering such funds are charged against the specific fund. The aim and use of each restricted fund is set out in the notes to the financial statements.

Unrestricted funds are available to spend on activities that further any of the purposes of the Charity. The Common Fund is a designated fund, being unrestricted funds of the Charity, which the Committee of Management have decided at their discretion to set aside to use for a specific purpose.

1.15 Accounting estimates and judgements

Judgements made by the Committee of Management, in the application of these accounting policies, that have significant effect on the financial statements and estimates with a significant risk of material adjustment in the next year are discussed in Note 23.

2. Legal status

The Charity is a limited company having share capital and is registered under the Industrial and Provident Societies Act (Northern Ireland) 1969 and the Industrial and Provident Societies (Northern Ireland) Order 2006 as amended by the Credit Unions and Co-operative and Community Benefit Societies Act (Northern Ireland) 2016, Reg. No. IP000083 and is registered with The Charity Commission for Northern Ireland Reg. No. NIC 101248.

3. Income from charitable activities

| | Unrestricted funds 2023 £ | Total funds 2023 £ | Total funds 2022 £ |
|-------------------------------|--|---------------------------------------|---------------------------------------|
| Rents - investment properties | 757,700 | 757,700 | 722,064 |
| Investment income | 464,780 | 464,780 | 471,692 |
| Interest receivable | 3,638 | 3,638 | 267 |
| Rents - social housing | 1,008,835 | 1,008,835 | 976,393 |
| | <u>2,234,953</u> | <u>2,234,953</u> | <u>2,170,416</u> |

Comparative figures are also included under unrestricted funds.

Ulster Garden Villages Limited

**Notes to the financial statements
For the year ended 31 December 2023**

4. Expenditure on raising funds

| | Unrestricted funds 2023 £ | Total funds 2023 £ | Total funds 2022 £ |
|--------------------------------------|--|---------------------------------------|---------------------------------------|
| Rates and service charge | 42,420 | 42,420 | 388,405 |
| Insurance | 13,301 | 13,301 | 7,660 |
| Repairs and upkeep | 28,972 | 28,972 | 75,831 |
| Collection costs | 71,939 | 71,939 | 74,220 |
| Legal and professional fees | 55,350 | 55,350 | 170,026 |
| Management fees - quoted investments | 12,661 | 12,661 | 17,095 |
| | <u>224,643</u> | <u>224,643</u> | <u>733,237</u> |

Comparative figures are also included under unrestricted funds.

5. Expenditure on charitable activities

| | Unrestricted funds 2023 £ | Total funds 2023 £ | Total funds 2022 £ |
|---|--|---------------------------------------|---------------------------------------|
| Donations (see below) | 1,562,331 | 1,562,331 | 1,018,420 |
| Social housing costs | 1,777,699 | 1,777,699 | 656,952 |
| Support costs - administration (Note 6) | 204,511 | 204,511 | 174,066 |
| | <u>3,544,541</u> | <u>3,544,541</u> | <u>1,849,438</u> |

Comparative figures are also included under unrestricted funds.

Ulster Garden Villages Limited

Notes to the financial statements For the year ended 31 December 2023

Donations (No. in brackets):

| | 2023 £ | 2022 £ |
|------------------------------------|------------------|------------------|
| People with Disabilities (8) | 251,415 | 101,849 |
| Health (11) | 181,140 | 134,932 |
| Culture and Heritage (13) | 467,029 | 163,568 |
| Education and Training Skills (14) | 351,010 | 321,027 |
| Community (15) | 311,737 | 297,044 |
| | <u>1,562,331</u> | <u>1,018,420</u> |

The donations are all made to charities or organisations falling within the above activity types. A full list of donations is disclosed in the Annual Report, a copy of which is available from the Charity's registered office.

6. Support costs - administration

| | 2023 £ | 2022 £ |
|---|----------------|----------------|
| Salaries, wages & pension contributions (Note 10) | 98,185 | 98,544 |
| Premises costs | 50,105 | 44,938 |
| Auditors' remuneration | 9,600 | 9,000 |
| Accountancy, legal and professional fees | 10,560 | 5,880 |
| Printing, stationery and postage | 13,512 | 2,533 |
| Miscellaneous | 20,748 | 11,370 |
| Interest payable | 1,801 | 1,801 |
| | <u>204,511</u> | <u>174,066</u> |

Ulster Garden Villages Limited

Notes to the financial statements For the year ended 31 December 2023

7. Net gain on investments

| | 2023 £ | 2022 £ |
|--|------------------|------------------|
| Gain / (loss) on sale of social housing properties | - | - |
| Gain / (loss) on sale of other investments | 241,532 | 349,610 |
| Realised gain / (loss) | 241,532 | 349,610 |
| Gain/(loss) on revaluation of other investments | 738,223 | (2,166,916) |
| Gain/(loss) on revaluation of investment properties (including social housing) | 350,000 | 3,804,071 |
| Unrealised gain | 1,088,223 | 1,637,155 |
| Net gain on investments | 1,329,755 | 1,986,765 |

8. Related party transactions

There were no related party transactions undertaken by the charity during the year.

At the year end there was a balance of £150,000 (2022: £150,000) due from The Somme Association. The charity and The Somme Association have a Committee Member in common.

9. Auditors' remuneration

The auditors' remuneration amounts to an auditor fee of £9,600 (2022 - £9,000), and other services (including payroll and accountancy) of £6,960 (2022 - £6,240).

10. Staff costs and emoluments

| | 2023 £ | 2022 £ |
|--|---------------|---------------|
| Wages and salaries | 89,749 | 84,709 |
| Social security costs | 3,298 | 8,768 |
| Employer's contributions to defined contribution pension schemes | 5,138 | 5,067 |
| | 98,185 | 98,544 |

Particulars of employees:

The average number of employees during the year, calculated on the basis of full-time equivalents, was as follows:

| | 2023 | 2022 |
|----------------------------|------|------|
| Number of management staff | 2 | 2 |

Ulster Garden Villages Limited

Notes to the financial statements

For the year ended 31 December 2023

No employee received remuneration of more than £60,000 during the year (2022: None).

No other Committee Member received remuneration or expenses in the year (2022: None).

The key management personnel comprises the Committee of Management Members and the Executive Director. The total employee benefits of key management personnel of the Charity was £49,676 (2022: £46,807).

11. Corporation Taxation

The Charity is exempt from tax on income and gains to the extent that these are applied to its charitable objects. At 31 December 2023 no provision for corporation tax was necessary.

12. Investment property

| | Investment property £ |
|---------------------|-----------------------------|
| Valuation | |
| At 1 January 2023 | 30,218,737 |
| Fair value movement | 350,000 |
| At 31 December 2023 | <u>30,568,737</u> |

On 8 February 2024, the Committee of Management obtained an independent professional valuation from Rory Clark (MRICS) of McConnell Chartered Surveyors, at open market valuation, of social housing, residential and commercial properties located in Newtownabbey, Whitehead and Lisburn in the sum of £18,821,237. This recognises no change in the in the overall value as reported at 31 December 2023. These properties including social housing which are held by Ulster Garden Villages Limited as part of its charitable activities of providing housing and associated amenities for persons in necessitous circumstances upon terms appropriate to their means.

On 9 February 2024 a valuation of The Residence and Apartments at William Street South, Victoria Square, Belfast was obtained from Thomas O'Doherty (MRICS) of Simon Brien Residential in the sum of £2,297,500. This recognises an increase in the value of the investment property of £50,000. A structural issue which came to light during February 2019 affecting 54 apartments owned by the charity resulted in a significant decrease in the value of the investment property of £8,639,800 which was recognised in the financial statements for the year ended 31 December 2019. Litigation commenced during 2019 whereby UGV is seeking damages in respect of this issue and as at 31 December 2023 that litigation was ongoing.

On 9 February 2024 a valuation of "The Banks", Groomsport Road, Bangor was obtained from Thomas O'Doherty (MRICS) of Simon Brien Residential in the sum of £9,450,000. This recognises an increase in the value of investment property of £300,000.

The comparable historical cost and net book value as at 31 December 2023 is £15,595,819 (2022: £15,595,819).

Ulster Garden Villages Limited

Notes to the financial statements For the year ended 31 December 2023

13. Tangible fixed assets

| | Land undeveloped £ | Plant and equipment £ | Total £ |
|--------------------------|--------------------------|-----------------------------|------------|
| Cost or valuation | | | |
| At 1 January 2023 | 100,000 | 389,871 | 489,871 |
| Disposals | (100,000) | - | (100,000) |
| At 31 December 2023 | - | 389,871 | 389,871 |
| Depreciation | | | |
| At 1 January 2023 | - | 389,870 | 389,870 |
| Charge for the year | - | 1 | 1 |
| At 31 December 2023 | - | 389,871 | 389,871 |
| Net book value | | | |
| At 31 December 2023 | - | - | - |
| At 31 December 2022 | 100,000 | 1 | 100,001 |

Ulster Garden Villages Limited

**Notes to the financial statements
For the year ended 31 December 2023**

14. Other investments

| | Listed investments £ | Unlisted investments £ | Total £ |
|--------------------------|----------------------------|------------------------------|-------------------|
| Cost or valuation | | | |
| At 1 January 2023 | 21,084,364 | 50,000 | 21,134,364 |
| Additions | 2,609,891 | - | 2,609,891 |
| Disposals | (4,822,030) | - | (4,822,030) |
| Revaluations | 738,223 | - | 738,223 |
| | <u>19,610,448</u> | <u>50,000</u> | <u>19,660,448</u> |
| At 31 December 2023 | | | |
| | <u>19,610,448</u> | <u>50,000</u> | <u>19,660,448</u> |
| Net book value | | | |
| At 31 December 2023 | <u>19,610,448</u> | <u>50,000</u> | <u>19,660,448</u> |
| At 31 December 2022 | <u>21,084,364</u> | <u>50,000</u> | <u>21,134,364</u> |

15. Debtors

| | 2023 £ | 2022 £ |
|-------------------------------------|------------------|------------------|
| Due after more than one year | | |
| Other debtors | 2,301,589 | 2,133,478 |
| | <u>2,301,589</u> | <u>2,133,478</u> |
| Due within one year | | |
| Other debtors | 376,089 | 204,857 |
| Prepayments and accrued income | 105,609 | 86,735 |
| | <u>2,783,287</u> | <u>2,425,070</u> |

Ulster Garden Villages Limited

Notes to the financial statements For the year ended 31 December 2023

16. Charitable loans

| | 2023 £ | 2022 £ |
|----------------------------------|-----------------------|-----------------------|
| Due in less than one year | | |
| Loans | 779,250 | 779,250 |
| Impairment provision | (128,250) | (128,250) |
| | <u>651,000</u> | <u>651,000</u> |
| Due in more than one year | | |
| Loans | 9,000 | 13,609 |
| | <u>9,000</u> | <u>13,609</u> |
| Total loans | <u><u>660,000</u></u> | <u><u>664,609</u></u> |

In addition to outright grants, assistance may be given by way of charitable loans which carry certain conditions at the discretion of the Committee. The Committee agrees on a case by case basis as to whether a fixed charge should be secured on a particular property or other asset. Hearth Heritage Buildings Trust £500,000 (2022: £500,000) is the largest debtor.

17. Creditors: Amounts falling due within one year

| | 2023 £ | 2022 £ |
|-------------------------------------|----------------|----------------|
| Loan stock housing bonds, principal | 52,528 | 52,528 |
| Loan stock housing bonds, interest | 131,473 | 129,672 |
| Accruals and deferred income | 130,555 | 438,951 |
| | <u>314,556</u> | <u>621,151</u> |

18. Share capital

2,693 shares of £1 each fully paid (2022: 2,693).

Notes to the financial statements
For the year ended 31 December 2023

19. Statement of funds

| | Balance at 1 January 2023 £ | Income £ | Expenditure £ | Transfers in/out £ | Gains/ (Losses) £ | Balance at 31 December 2023 £ |
|-------------------------------|--------------------------------------|------------------|--------------------|--------------------------|-------------------------|---|
| Unrestricted funds | | | | | | |
| Common Fund | 18,717,870 | - | (1,562,331) | 2,000,000 | - | 19,155,539 |
| General Fund | 35,700,904 | 2,234,953 | (2,206,853) | (2,000,000) | 1,329,755 | 35,058,759 |
| | <u>54,418,774</u> | <u>2,234,953</u> | <u>(3,769,184)</u> | <u>-</u> | <u>1,329,755</u> | <u>54,214,298</u> |
| | | | | | | |
| | Balance at 1 January 2023 £ | Income £ | Expenditure £ | Transfers in/out £ | Gains/ (Losses) £ | Balance at 31 December 2023 £ |
| Restricted funds | | | | | | |
| Share Capital | 2,693 | - | - | - | - | 2,693 |
| | <u>2,693</u> | <u>-</u> | <u>-</u> | <u>-</u> | <u>-</u> | <u>2,693</u> |
| Total of funds | <u>54,421,467</u> | <u>2,234,953</u> | <u>(3,769,184)</u> | <u>-</u> | <u>1,329,755</u> | <u>54,216,991</u> |

Ulster Garden Villages Limited

**Notes to the financial statements
For the year ended 31 December 2023**

19. Statement of funds (continued)

Statement of funds - prior year

| | Balance at 1 January 2022 £ | Income £ | Expenditure £ | Transfers in/out £ | Gains/ (Losses) £ | Balance at 31 December 2022 £ |
|---------------------------|--------------------------------------|------------------|--------------------|--------------------------|-------------------------|---|
| Unrestricted funds | | | | | | |
| Common Fund | 17,736,290 | - | (1,018,420) | 2,000,000 | - | 18,717,870 |
| General Fund | 35,107,978 | 2,170,416 | (1,564,255) | (2,000,000) | 1,986,765 | 35,700,904 |
| | <u>52,844,268</u> | <u>2,170,416</u> | <u>(2,582,675)</u> | <u>-</u> | <u>1,986,765</u> | <u>54,418,774</u> |
| Share Capital | 2,693 | - | - | - | - | 2,693 |
| Total of funds | <u>52,846,961</u> | <u>2,170,416</u> | <u>(2,582,675)</u> | <u>-</u> | <u>1,986,765</u> | <u>54,421,467</u> |

Common Fund – this represents amounts set aside out of accumulated surpluses to provide grants, loans and other public benefit in furtherance of the main objectives of the Charity. In respect of this a transfer of £2,000,000 was made to the common fund during the year.

General Fund – this represents accumulated surpluses retained for the general furtherance of the charitable objectives after transfers to the Common Fund.

20. Analysis of net assets between funds

| | Unrestricted funds 2023 £ | Total funds 2023 £ | Total funds 2022 £ |
|-------------------------------|------------------------------------|-----------------------------|-----------------------------|
| Tangible fixed assets | - | - | 100,001 |
| Fixed asset investments | 19,660,448 | 19,660,448 | 21,134,364 |
| Investment property | 30,568,737 | 30,568,737 | 30,218,737 |
| Debtors | 2,783,287 | 2,783,287 | 2,425,070 |
| Charitable loans | 660,000 | 660,000 | 664,609 |
| Cash at bank and in hand | 859,075 | 859,075 | 499,837 |
| Creditors due within one year | (314,556) | (314,556) | (621,151) |
| | <u>54,216,991</u> | <u>54,216,991</u> | <u>54,421,467</u> |

Notes to the financial statements
For the year ended 31 December 2023

21. Commitments

Other Commitments

There are commitments of £4.61 million (2022: £4.17 million) to contribute to charitable projects, on which a legal or constructive obligation to make payment does not yet exist, of which £3.54 million (2022: £2.27 million) is subject to project commencement and scheduling. These commitments will be financed through the Common Fund.

22. Contingent liability

A judgement in respect of litigation relating to structural issues at a number of the charity's investment properties was issued during March 2024. The Charity was unsuccessful in its legal case for redress and the charity, along with other affected owners, is considering their position.

Remedial works to the affected properties are required. The course of action in relation to the required works is subject to further investigation and is highly uncertain at this time. The costs of the remedial work cannot therefore be reliably estimated. The affected properties have been written down to £nil in these financial statements (Note 12).

The charity expects that an application for legal costs incurred by the other parties involved in the Litigation may be made. It is not possible to reliably estimate the quantum of those costs at this time.

23. Accounting estimates and judgements

Key sources of estimation uncertainty

Valuation of investment properties – The Committee of Management obtained independent professional valuations from McConnell Chartered Surveyors Ltd and Simon Brien Residential Ltd for the properties held as at 31 December 2023. The external valuations, which are adopted in these financial statements, provided an open market valuation of the residential and commercial properties owned by Ulster Garden Villages Limited.

24. Reconciliation of net movement in funds to net cash flow from operating activities

| | 2023 £ | 2022 £ |
|--|---------------------------|---------------------------|
| Net income/expenditure for the year (as per Statement of Financial Activities) | (204,476) | 1,574,506 |
| Adjustments for: | | |
| Losses on investments | (1,329,755) | (1,986,765) |
| Dividends, interests and rents from investments | (1,226,118) | (1,284,361) |
| (Increase)/decrease in debtors | (358,217) | (1,104,144) |
| Increase/(decrease) in creditors | (311,204) | 137,905 |
| Net cash used in operating activities | <u>(3,429,770)</u> | <u>(2,662,859)</u> |

Ulster Garden Villages Limited

**Notes to the financial statements
For the year ended 31 December 2023**

25. Analysis of cash and cash equivalents

| | 2023 £ | 2022 £ |
|--|----------------|----------------|
| Cash in hand | 859,075 | 499,837 |
| Total cash and cash equivalents | 859,075 | 499,837 |

26. Analysis of changes in net debt

| | At 1 January 2023 £ | Cash flows £ | At 31 December 2023 £ |
|--------------------------|------------------------------|-----------------|--------------------------------|
| Cash at bank and in hand | 499,837 | 359,238 | 859,075 |
| Debt due within 1 year | (52,528) | - | (52,528) |
| | 447,309 | 359,238 | 806,547 |

27. Operating lease commitments

At 31 December 2023 the Charity had commitments to make future minimum lease payments under non-cancellable operating leases as follows:

| | 2023 £ | 2022 £ |
|--|---------------|---------------|
| Land and buildings | | |
| Not later than 1 year | 24,000 | 24,000 |
| Later than 1 year and not later than 5 years | 2,000 | 26,000 |
| | 26,000 | 50,000 |

28. Post balance sheet events

During February 2024 the Charity was provided with a draft Judgement in respect of litigation that it was pursuing in relation to structural issues at a number of the Charity's investment properties. The final judgement was formally handed down in March 2024. The Charity was unsuccessful in its case for redress.

ULSTER GARDEN VILLAGES LIMITED

Northern Ireland - Charity number 101248

Annual report

Registered number: IP000083
Charity number: NIC101248

Ulster Garden Villages Limited

Committee of Management's report and financial statements

For the year ended 31 December 2023

Ulster Garden Villages Limited

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Ulster Garden Villages Limited

Reference and Administrative Details of Ulster Garden Villages Limited, its Committee of Management and Advisers For the year ended 31 December 2023

| | |
|------------------------------------|--|
| Committee of Management | Dr A S Hopkins CBE, FCA, Chair (to 7 June 2023, resigned 12 December 2023) Mrs S P Crowe BSc, FCA, Chair (from 7 June 2023) Mr K Baird Mrs M Boyd MBE Mr B Garrett LL.B, FCIA, Arb. (deceased 7 November 2023) Mr E Holmes OBE Dame R Johnston Mr W J Webb MBE, JP, Company Secretary Mr C J Walsh MBE |
| Company registration number | IP000083 |
| Charity registration number | NIC101248 |
| Registered office | Forestview Purdys Lane Newtownbreda Belfast BT8 7AR |
| Honorary President | Sir Desmond Lorimer, FCA |
| Executive Director | Mrs Valerie Ingram MBA, BA Hons (to 16 February 2024) Mrs Caroline Armstrong (from 5 February 2024) |
| Independent auditors | ASM (B) Ltd Chartered Accountants and Statutory Auditor 4th Floor Glendinning House 6 Murray Street Belfast BT1 6DN |
| Bankers | Danske Bank PO Box 183 Donegall Square West Belfast BT1 6JS |
| Investment Advisor | Brewin Dolphin 11th Floor East Tower 8 Lanyon Plaza Belfast BT1 3LP |
| Email | admin@ulstergardenvillages.co.uk |
| Website | www.ulstergardenvillages.co.uk |

Ulster Garden Villages Limited

Committee of Management Report For the year ended 31 December 2023

The Committee of Management is pleased to present their report and financial statements for the year ended 31 December 2023.

The Financial Statements have been prepared in accordance with the accounting policies set out in the 'Notes to the Accounts' and comply with the Charity's governing documents i.e. "The Rules of Ulster Garden Villages Limited", The Charities Act (Northern Ireland) 2008 and Regulation 8 of the Charities (Accounts and Reports) Regulations (Northern Ireland) 2015, the Industrial and Provident Societies (Northern Ireland) 1969 and the Industrial and Provident Societies (Northern Ireland) Order 2006 as amended by the Credit Unions and Co-operative and Community Benefit Societies Act (Northern Ireland) 2016 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).

Who are we?

Ulster Garden Villages Limited ('The Charity') was established under the Industrial and Provident Societies Act (Northern Ireland) in 1946 with the principal objective of providing good quality housing and associated amenities for the disadvantaged and aged.

Since that time, government's approach to housing has changed dramatically and in Northern Ireland the establishment of the Northern Ireland Housing Executive and the Housing Association movement has largely catered for housing needs.

In 1983, the Committee of Ulster Garden Villages Limited took the necessary steps to convert the Association into a registered charity and under its amended regulations empowered it to transfer from reserves to a Common Fund amounts to be available for such general charitable purposes, not necessarily connected with housing, as the Committee shall from time to time determine.

Ulster Garden Villages Limited is registered with the Charity Commission for Northern Ireland (NIC 101248) and with the Inland Revenue XN72342.

Ulster Garden Villages Limited

Committee of Management Report (continued) For the year ended 31 December 2023

(continued)

a. Objectives and Activities

The objectives of the Charity are:-

- a) To carry on, for the benefit of the community, the business of providing housing and any associated amenities for persons in necessitous circumstances upon terms appropriate to their means;
- b) To provide, for aged persons in need thereof, housing and any associated amenities, specially designed or adapted to meet the disabilities and requirements of such persons;
- c) To carry out such added purposes which are charitable under the law of Northern Ireland as the Charity shall from time to time determine and to use any of the Charity's funds including accumulations of past profits not required for the purposes of (a) or (b) for such charitable purposes as the Committee shall from time to time determine.

Housing and Associated Amenities

The Charity under its charitable objectives (a) and (b) provides and manages housing and property stock.

Ulster Garden Villages Limited was founded over 70 years ago and by March 1950 had built and founded Merville Garden Village, Northern Ireland's first 'Garden Village' with 450 houses, flats and shops and significantly, with Community Centre, Little Theatre and extensive gardens. The Village created a sense of community togetherness and involvement, rather than simply providing houses for those who needed accommodation.

Other developments followed at Abbots Cross, Fernagh in Whiteabbey and at new Garden Villages in Muckamore and Whitehead. Although the Charity has sold a significant proportion of the original properties, it continues to manage the estates at Merville, and Abbots Cross and provides housing and associated amenities in Newtownabbey, Whitehead and at Garvey Court, Lisburn (a development of apartments for older people). A development for the over 55s was recently completed at Bangor.

The Common Fund

In pursuit of Object (c) the Charity primarily allocates funds to, or for, projects within Northern Ireland which will have a positive impact on Northern Ireland. Funds are not given retrospectively and it is not usual to give grants for office expenses, core salaries or administrative staff salaries.

In addition to outright grants, assistance may be given by way of loans which may carry certain conditions at the discretion of the Committee. The purpose of any application must be charitable and normally the Committee will only consider requests from registered charities.

Applications for grants are made on the Ulster Garden Villages Limited application form and also require applicants to submit their most recent certified accounts. Further information is available in the 'Guidelines for Applicants' section of the Charity's website or from the registered office on request.

The Achievements and Performance Section of this Report details specific examples of the Charity acting through its Common Fund of donations to charitable ventures in the wider community for the year ending 31 December 2023.

Ulster Garden Villages Limited

Committee of Management Report (continued) For the year ended 31 December 2023

(continued)

Public Benefit Statement

The Committee of Management confirm that they have considered the Charity Commission's general guidance on public benefit when reviewing the Charity's objectives and in planning future activities and grant-making throughout the year. A copy of the Commission's guidance notes on public benefit has been issued to all members.

Ulster Garden Villages Limited operates for the public benefit with the ultimate beneficiaries being the many people supported and worked with by the charities that we fund.

The main objectives for which funds were allocated under Object (c) are:

People with Disabilities

Carers, Sheltered Accommodation, Mental and Physical Disabilities, Transport and Advice.

Health

Hospices and Hospitals, Home Nursing, Mental Health, Substance Abuse, Prevention of Disease.

Community

Youth at Risk, Rehabilitation, the Aged, Victim Support, Crime Prevention, Regeneration.

Scientific and Medical Research

To support fields of research which are not capable of total government support, particularly involving the aged, specific diseases such as Cancer and Cardiac related conditions.

Culture and Heritage

Assisting underfunded activities involving the Arts, in all its forms, and the preservation of our natural heritage. Assisting the restoration of buildings of historic or architectural interest to enable them to be rehabilitated to the use and service to the community and the conservation of artefacts.

Education and Training Skills

Promotion of life skills and independent living skills and employment and training for people with disabilities and disadvantaged people. Enhancing education and literacy skills for young people with disabilities.

Priorities

From time to time the Committee review the range of activities they are prepared to support and place special emphasis on areas that they wish to encourage.

**Committee of Management Report (continued)
For the year ended 31 December 2023**

(continued)

b. Achievements and Performance

During the year under review, Ulster Garden Villages has provided funding to charities who are working to address local needs and continuing to make a difference to individuals and communities across Northern Ireland. Ulster Garden Villages has continued to make grants in line with its stated objectives of assisting people with disabilities, and the areas of health, community, scientific and medical research, culture and heritage and education and skills. The number of applications increased substantially, and this is in part a reflection of current funding challenges facing the voluntary sector and those they serve. In considering where we direct our support, we continue to assist projects which build collaboration with other funding partners.

Donations for charitable purposes during the year amounted to £1,562,331 and these grants ranged from major capital projects of £450,000 to smaller but equally important and impactful initiatives. The Charity continued to see a very high level of applications from a wide range of organisations from across Northern Ireland during the year and responded to as many of them as possible. The largest donation was to the Woodland Trust for the development of Mourne Park, Kilkeel. This woodland is one of the most important areas of ancient and semi-natural woodland in Northern Ireland and is a special site for restoration and conservation. With support from Ulster Garden Villages as the lead funder, the Northern Ireland Environment Agency, gifts left in wills, donors and a special public appeal, the Trust can now extend Mourne park by 32 hectares of neighbouring land. We are delighted to have provided early funding support to the Woodland Trust to reclaim this vital piece of land connecting two areas of important ancient woodland.

A donation of £75,000 was given to help create and build Horatio's Garden Northern Ireland, which opened at the heart of the Spinal Cord Injuries Unit in Musgrave Park Hospital, Belfast in late 2023. The garden supports patients with spinal injuries from across Northern Ireland, as well as people staying in the Amputee Rehabilitation Unit. This is the seventh such garden to be created in the UK, and the first Horatio's Garden to feature a dedicated boccia court and a social area with parasols and sensory planting. The planting is designed to distract from the surrounding buildings and the angular, square geometry of the existing space. There is a beautiful water feature for tranquility and a warm garden room with timber cladding and a green roof. There are garden pods which offer shelter, privacy and socialising spaces and a large greenhouse for garden therapy and growing.

Over the last few years, we have responded to local and emerging needs by providing funding to local charities offering direct support in response to local needs and to meet the many emerging challenges. This included support for several winter appeals such as those coordinated by the Salvation Army and St Vincent de Paul. These charities provide a range of support to families, children, older and homeless people, and trafficked victims, in every community.

A grant of £40,000 was given to the Community Foundation NI and in partnership with the ARN Foundation toward their 'Tackling isolation for older people' initiative. The aim of this project is to support older people to keep warm and give them access to nutritious meals. Local charities help to reduce isolation and vulnerability of older people through supporting participation in activities, particularly to those living in rural isolated areas. A grant of £20,277 was given to COAST for the purchase of a van for the 'Handyperson Project. This service, located in the Causeway and Glens region, will facilitate the provision of a safe, reliable, trustworthy handyperson service for vulnerable elderly clients who struggle to obtain the service.

We continued to provide capital grants and some examples of these are a donation of £25,000 to Helping Hands, based in Portadown, towards the purchase and renovation of two houses for the purpose of providing emergency accommodation, in response to the ever-increasing demand for emergency accommodation in the area. The properties are close to the Helping Hands premises in Portadown so anyone staying in the houses will also be able to access the services provided. There is also the opportunity for these beneficiaries to volunteer with Helping Hands, enabling integration with other members of the community and developing job-related skills.

**Committee of Management Report (continued)
For the year ended 31 December 2023**

(continued)

A further £40,000 was given to Ballymena Methodist Church for the 'Living Rooms' capital project which consists of the Ballymena Community Hub and a supported living 2 storey property on the grounds of the Methodist Church in the heart of Ballymena town. The project has been designed to meet the needs of a wide variety of different groups, particularly the isolated and vulnerable. The four one-bedroom apartments on the first floor will provide a safe home for vulnerable young people/adults, giving them the opportunity to live independently and providing life skills and support. This much needed accommodation will be affordable and is targeted at those who struggle to find accommodation, for example, those coming out of the care system.

The current 'cost of living' reports show that a high proportion of individuals and families feel stressed or anxious because of their financial situation and many report that they are struggling to afford day-to-day bills such as rent, electricity/gas and essential items such as food and general household expenses. In light of this crisis, we partnered once more with the Belfast Charitable Society (the lead partner), and several other foundations, and provided a donation of £25,000 which is helping to provide healthy meals and breakfasts to young people in local schools.

Destitution is a rising problem and there are an increasing number of people and families who cannot afford to eat, keep warm and dry, and who don't have access to basic hygiene and health provision. The East Belfast Mission (EBM) is tackling destitution directly including homelessness for asylum seekers who are temporarily outside of the asylum system. The asylum system has issues and there are no exact figures on the numbers of people in this situation. It is however thought to be at least 100 at any time. Working in partnership with Choice Housing and the Starling Collective (a Northern Ireland Charity), East Belfast Mission will provide destitute women asylum seekers with rent/housing, furniture, direct provision, weekly living costs of £40 per week and Living Cost Esther cards (pocket to pocket secure and direct provision cards). These women are, as a result of their circumstances, more vulnerable to trauma, homelessness, poverty, and poor mental health. East Belfast Mission will provide holistic wrap around support, which will include working with them and their support networks to get them back into the asylum system. They will also be given access to training, along with practical and emotional support. This model of providing accommodation has been informed through the EBM's experience on working on projects supporting asylum seekers and refugees. It is the most dignified approach that can be offered to asylum seekers, restoring their self-worth, self-esteem and promoting health and well-being. It also results in better integration into the community in which they are living.

Education and giving young people the opportunities necessary to succeed in life is a key objective for Ulster Garden Villages. In support of this objective, our five-year partnership with Ulster University continued with a third annual grant of £150,000 towards the Community Scholarships. The past few years and the impact they've had on young people's social, cultural, and educational lives continues to be felt. The effects of the pandemic on education and the continuing rising cost of living are undoubtedly putting up significant barriers to education for those with potential from less affluent backgrounds. The provision of community scholarships continues to be needed more than ever and is creating a significant impact on the beneficiaries of this support as they enter their university journey. Additional support is provided to the students by the University's Widening Access Schools Outreach Coordinator, a position dedicated to supporting the Community Scholars to ensure they reach their full potential.

The second tranche of three in the sum of £50,000 was awarded to the Prince's Trust for the 'Achieve' Programme. The Prince's Trust was founded in 1976 to help disadvantaged young people, age 11-30 to overcome barriers and to change their lives, to get into work, education or training, all with the aim of enhancing their opportunities and improving their lives and prospects. 'Achieve' will work with a total of 19,500 young people who are at risk of exclusion and educational underachievement to re-engage with learning and remain in education to help strengthen their educational foundation and future pathways. Ulster Garden Villages helped to judge some of the 2023 Prince's Trust NI Awards and was able to view first-hand the positive impact that the project had on the challenges that young people, who are at risk of underachievement, face. It was incredible to witness the development of these young people, many of whom had turned their lives around despite having faced significant challenges and were now facing a successful future path.

Ulster Garden Villages Limited

Committee of Management Report (continued) For the year ended 31 December 2023

(continued)

Also funded was Young Enterprise NI's Company Programme with a first tranche of £45,000. Participants learn the concept that being enterprising can help them to look after themselves or their families at any time in their lives. The programme aims to help and guide students in exploring the concepts of success, independence, enterprise and employment, and demonstrates the importance of learning and education in preparing for their working future. The young people learn about their own unique strengths, how to work with others, how to negotiate and build an understanding of the core principles of good financial management.

In helping young people's development as contributors to Society, a donation of £20,000 was given to Volunteer Now, for the development of 'Play Your Part', an initiative designed to help and encourage young people to volunteer, share opportunities, support engagement in campaigns and embed the culture of volunteering that will last a lifetime. Research has shown that the younger a person begins to volunteer, the more likely they are to continue volunteering throughout their lifetime.

In November 2023, Ulster Garden held its first ever Impact Report launch at the prestigious Belfast Harbour Commissioners' Office in Belfast. We were privileged to hear from a range of beneficiaries including two of the Ulster University Community Scholars, Victoria Evitt and Anthony Devenney. The audience were able to hear first-hand how the scholarships have given the students access to opportunities they would not otherwise have had and they were both incredible ambassadors for Ulster University and their former secondary schools.

Ulster Garden Villages aims to be a strong partner to the not-for-profit community in Northern Ireland. The Impact Report Launch event brought together 200 people from charities and local institutions funded by Ulster Garden Villages over the last twenty years. These representatives included staff, volunteers, and beneficiaries of both capital and revenue funded projects. The event provided a platform for experts in the voluntary sector to meet others working in the local community and to share solutions and experiences on how their work has brought about and continues to transform all aspects of life in Northern Ireland.

We were delighted to welcome trusted partners, both long-standing and new, from across the third sector in a celebration of their efforts. The day was also a chance to view the impact of Ulster Garden Villages' donations and to hear from those 'Making a Difference' to thousands of beneficiaries across Northern Ireland. Inspirational speakers including Action Cancer NI, Habitat for Humanity NI, Homeplus NI and L'Arche, gave the audience an insight into their valuable efforts and ground-breaking work in health, disabilities, communities and homelessness.

Other representatives of Queens University Belfast and Ulster University were joined by delegates from the local Health Trusts, and key staff from the Regional Cancer Service and education sector also attended. Our funding partners from the Funders Forum NI also attended and we were able to highlight how our funding in partnership with others can bring greater collaboration and impact.

Greenshoot Productions has received their second tranche of funding towards a Community Theatre project in North Belfast. The three-year residential will create a sustainable arts project and a wide-range of community theatre events in an area which typically is devoid of arts provision of this type.

In providing support, we look at how organisations are governed, and our grants are made with conditions to ensure that they are spent appropriately and for the charitable purposes outlined by applicants.

A total of 155 meetings were held in 2023 with potential grantees. These were held both in person and virtually with the representatives of local charities who were seeking advice on applying for a grant. The Executive Director attended eight meetings of the Northern Ireland Funder's Forum NI and financial support of £1,500 was awarded by Ulster Garden Villages to support the work of this collaborative body.

The Committee of Management confirm that they have referred to the guidance contained in the Charity Commission for Northern Ireland's guidance on 'Public Benefit' when reviewing the Association's aims and objectives, in planning future activities and setting grant-making policies. An examination of our donations demonstrates the breadth of our involvement across many areas of local life and a detailed schedule of these can be found after the 'Notes to the Financial Statements'.

Ulster Garden Villages Limited

Committee of Management Report (continued) For the year ended 31 December 2023

(continued)

c. Financial Review

This year's Accounts follow the format required by the Financial Reporting Standards applicable in the UK and the Republic of Ireland (FRS 102) and Accounting and Reporting by Charities: Statement of Recommended Practice.

Major investment continued throughout the year on substantial refurbishment works at Merville Garden Village, located in a conservation area in Newtownabbey. A similar refurbishment project commenced at Abbots Cross, now in its final stages, with an investment of £1.3 million. The fabric of Merville Garden Village and Abbots Cross have been greatly enhanced, creating an improved community environment and securing the long-term future of these important post-war properties. Given the age of our properties, we have continued to invest substantially in internal refurbishments, of our owned properties following vacant possession with an investment of £382,000 during 2023.

The charity continues to enjoy a strong financial position and was able to make donations to charitable projects of just over £1.5 million. A summary of the impact that this has had across the community can be seen in the section b. Achievements and Performance. In November 2023, the Charity launched its first Impact Report, illustrating the profound difference that Ulster Garden Villages has been able to deliver to peoples' lives across Northern Ireland over the past 20 years. Over the 20 years, more than £25 million has been granted to local charities.

The Balance Sheet demonstrates that the financial position of Ulster Garden Villages Ltd continues to be robust. The value of our investment property showed a marginal increase with a valuation of £30,568,737, the five-year professional valuation having been carried out in 2022. Despite realising funds to meet our refurbishment commitments of £1.3 million, the investment portfolio was valued at £19,660,448 (2022: £21,134,364). With total net assets of £54,216,991 the Association remains well placed to meet the continuing investment in its property portfolio and its substantial forward commitments to charities, making a significant contribution to the work of the voluntary sector and the people they serve in Northern Ireland.

d. Investments

The purpose of the Charity's investment policy is to generate funds for our grant-making and the main sources are rental income from the ownership of investment properties and dividends and interest from a diversified investment portfolio.

A formal investment policy statement has been agreed between the portfolio manager and Ulster Garden Villages Ltd which outlines its general goals, objectives and exclusions and describes the strategies that the manager and Ulster Garden Villages Limited will employ to meet these objectives. The policy is reviewed by the Committee of Management on a regular basis.

e. Reserves and Going Concern

On 31 December 2023 free reserves in the form of the General Fund amounted to £35,058,759 (2022: £35,700,904). Other unrestricted reserves, designated by the Committee as the Common Fund and which represents surpluses set aside to provide grants, loans and other public benefit in furtherance of the objectives of the Charity amounted to £19,155,539 (2022: £18,717,870). During the year the Committee of Management transferred £2,000,000 from the General Fund to the Common Fund. The Charity had no restricted reserves on 31 December 2023 except share capital amounting to £2,693 (2022: £2,693).

The Committee of Management regularly monitors the level of reserves, having regard to the risk management review and currently considers reserves to be adequate to meet the needs of the Charity.

Having reviewed future commitments over the next 12-18 months the Committee of Management is of the opinion that the financial statements can be prepared on a going concern basis.

Ulster Garden Villages Limited

Committee of Management Report (continued) For the year ended 31 December 2023

(continued)

f. Structure, Governance and Management

Committee of Management

The Rules of Ulster Garden Villages Ltd lay down the constitutional provisions for the Charity and the Committee of Management (The Trustees, in terms of Charity Law). The membership of the Committee requires nomination from within the membership of the Charity, election by the Members and the retirement of one-third of the Committee each year. Such members may offer themselves for re-election at the Annual General Meeting. Dr. A.S. Hopkins, Mr. K. Baird, Mrs. M. Boyd, Dame Rotha Johnston, Mrs. S.P. Crowe, Mr. B. Garrett, Mr. E. Holmes, Mr. Colin Walsh, and Mr. W.J. Webb served during the year. Dr A.S. Hopkins retired as chairman at the AGM on 7 June 2023 and resigned from the Committee on 12 December 2023. Sadly, Mr Brian Garrett passed away on 7 November 2023. As per the Rules of Ulster Garden Villages Limited, Mr. K Baird and Mrs S Crowe retire and being eligible, offer themselves for re- election at the Annual General Meeting.

Committee Members - Induction and Training

There were no new Committee members appointed during the year. Committee Members understand their roles individually and collectively in relation to their legal duties, the stewardship of assets and the provisions of the governing document.

In addition, all members are aware of their responsibilities under Company Law, as Directors and Charity Law. Those who serve abide by the 'Rules of Ulster Garden Villages Limited' and the Committee Members also receive updates and training through briefing notes and meetings. Annual Returns were made in 2023 to the Charity Commission for Northern Ireland and the Financial Conduct Authority. Conflicts of interest and related party transactions are reported at Committee of Management meetings and reflected in the minutes and annual returns.

During the year under review, four Committee Meetings were held in person. At these meetings, the Committee agreed on a broad strategy and areas of significant activity for the Association. At present the Committee has seven members with significant experience of the public, private and voluntary sectors of Northern Ireland. The Executive Director also attended the meetings but has no voting rights. Additional meetings were held for the purpose of planning, property portfolio matters and audit. Policy and Strategic Planning is determined by the Committee with the implementation thereof being the responsibility of the Executive Director.

The Committee met with RBC Brewin Dolphin in December 2023 to review the investment policy and current market trends and economy forecasts relative to the investment portfolio.

A register of interests is held by the Charity's registered office and a copy of this is submitted annually to the Financial Conduct Authority. All Committee members must declare any perceived or actual conflicts of interest and take no part in making recommendations relating to organisations/projects in which they have an involvement.

Pay and Remuneration

The average number of employees during the year calculated on the basis of full-time equivalents was 2. Salaries are reviewed annually by the Committee and no employee received remuneration of more than £60,000 during the year (2022: None). No Committee Member received remuneration or expenses in the year (2022: None). The key management personnel comprise the Committee of Management Members and the Executive Director. The total employee benefits of key management personnel was £49,676 (2022: £46,807).

**Committee of Management Report (continued)
For the year ended 31 December 2023**

(continued)

g. Key Risks and Uncertainties

The Committee has reviewed the major risks to which the Charity is exposed. This involves identifying the types of risks the Charity faces, prioritising them in terms of impact and likelihood of occurrence and identifying means of mitigating the risks. The Committee has reviewed the effectiveness of the Charity's system of internal financial control and is responsible for establishing and operating detailed control and reporting procedures. The systems of control are designed to provide reasonable but not absolute assurance against material misstatement and loss. The Audit Committee monitors financial reporting and provides a forum through which the Charity's auditors report to the Committee of Management.

h. Plans for future periods

The Committee carries out a continuous review of the Charity's activities and current plans do not envisage a departure from the present objectives and activities. We will continue to look at where Ulster Garden Villages Limited is best placed to provide support. This will include reviewing our grant-making and continuing to work with our charity and funding partners.

Since 2019 there has been a litigation pending relating to the structural issue at Victoria Square. This affected 54 apartments owned by the charity which resulted in a significant decrease in the value of the investment property of £8,639,800, recognised in the financial statements for the year ended 31 December 2019.

Post year end the Judgement was handed down on the litigation case in favour of the defendants. The High Court decided not to hear the case against those involved in the construction of the property as the discovery of the defect was outside the six-year time limit set within the legislation in Northern Ireland. The Charity has agreed to work along with the Victoria Square Chichester Street Management Company to explore the feasibility of repair to allow re-occupation.

Ulster Garden Villages Limited

Committee of Management Report (continued) For the year ended 31 December 2023

Statement of Committee of Management's responsibilities

The Committee of Management are responsible for preparing the Committee of Management's report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The Charities Act (Northern Ireland) 2008 and Regulation 8 of the Charities (Accounts and Reports) Regulations (Northern Ireland) 2015, the Industrial and Provident Societies (Northern Ireland) 1969 and the Industrial and Provident Societies (Northern Ireland) Order 2006 as amended by the Credit Unions and Co-operative and Community Benefit Societies Act (Northern Ireland) 2016 requires the Committee of Management to prepare financial statements for each financial year. Under the relevant legislation, the Committee of Management 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 Ulster Garden Villages Limited and of its incoming resources and application of resources, including its income and expenditure, for that period. In preparing these financial statements, the Committee of Management are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles of the Charities SORP (FRS 102);
- make judgments and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards (FRS 102) have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Ulster Garden Villages Limited will continue in business.

The Committee of Management are responsible for keeping adequate accounting records that are sufficient to show and explain the Ulster Garden Villages Limited's transactions and disclose with reasonable accuracy at any time the financial position of Ulster Garden Villages Limited and enable them to ensure that the financial statements comply with the requirements of The Charities Act (Northern Ireland) 2008 and Regulation 8 of the Charities (Accounts and Reports) Regulations (Northern Ireland) 2015, the Industrial and Provident Societies (Northern Ireland) 1969 and the Industrial and Provident Societies (Northern Ireland) Order 2006 as amended by the Credit Unions and Co-operative and Community Benefit Societies Act (Northern Ireland) 2016. They are also responsible for safeguarding the assets of Ulster Garden Villages Limited and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Disclosure of information to auditors

In so far as the Committee of Management is aware at the time of approving our Committee of Management's annual report:

- there is no relevant information, being information needed by the auditor in connection with preparing their report, of which the group's auditor is unaware, and
- the Committee of Management, having made enquiries of fellow directors and the auditor that they ought to have individually taken, have each taken all steps that he/she is obliged to take as a director in order to make themselves aware of any relevant audit information and to establish that the auditor is aware of that information.

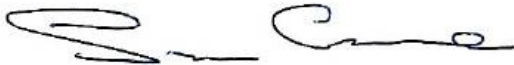
Ulster Garden Villages Limited

**Committee of Management Report (continued)
For the year ended 31 December 2023**

Auditors

The auditors, ASM (B) Ltd, have indicated their willingness to continue in office. The Committee of Management will propose a motion reappointing the auditors at the AGM.

Approved by order of the members of the board of Committee of Management and signed on their behalf by:



Mrs S P Crowe BSc, FCA

Date: 22 April 2024

Ulster Garden Villages Limited

Independent auditors' report to the Committee of Management of Ulster Garden Villages Limited

Opinion

We have audited the financial statements of Ulster Garden Villages Limited ('the Charity') for the year ended 31 December 2023 which comprise the Statement of financial activities, the Balance sheet, the Statement of cash flows and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 December 2023 and of its incoming resources and application of resources, including its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of The Charities Act (Northern Ireland) 2008 and Regulation 8 of the Charities (Accounts and Reports) Regulations (Northern Ireland) 2015, the Industrial and Provident Societies (Northern Ireland) 1969 and the Industrial and Provident Societies (Northern Ireland) Order 2006 as amended by the Credit Unions and Co-operative and Community Benefit Societies Act (Northern Ireland) 2016.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the charitable company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the United Kingdom, including the Financial Reporting Council's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Going Concern

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

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

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

Ulster Garden Villages Limited

Independent auditors' report to the Committee of Management of Ulster Garden Villages Limited (continued)

Other information

The other information comprises the information included in the Annual report other than the financial statements and our Auditors' report thereon. The Committee of Management are responsible for the other information contained within the Annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinions on other matters prescribed by The Charities Act (Northern Ireland) 2008 and Regulation 8 of the Charities (Accounts and Reports) Regulations (Northern Ireland) 2015, the Industrial and Provident Societies (Northern Ireland) 1969 and the Industrial and Provident Societies (Northern Ireland) Order 2006 as amended by the Credit Unions and Co-operative and Community Benefit Societies Act (Northern Ireland) 2016

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

- the information given in the Committee of Management Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Committee of Management report has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of our knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the Committee of Management report.

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

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

**Independent auditors' report to the Committee of Management of Ulster Garden Villages Limited
(continued)**

Responsibilities of the Committee of Management

As explained more fully in the Trustees' responsibilities statement, the Committee of Management are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Committee of Management determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Committee of Management are responsible for assessing the charitable company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Committee of Management either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

Auditors' responsibilities for the audit of the financial statements

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

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

We gained an understanding of the legal and regulatory framework applicable to the Charity and the industry in which they operate, and considered the risk of acts by the Charity that were contrary to applicable laws and regulations, including fraud. We considered the opportunities and incentives that may exist within the Charity for fraud and identified the greatest potential for fraud in the following areas: management override of controls.

We designed audit procedures to respond to these risks, recognising that the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery or intentional misrepresentations, or through collusion. Our audit procedures included: enquiries of management about their own identification and assessment of risks of irregularities, testing the design and implementation of controls relating to the risk and sample testing of journals posted during the year.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

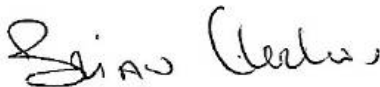
A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our Auditors' report.

Ulster Garden Villages Limited

Independent auditors' report to the Committee of Management of Ulster Garden Villages Limited (continued)

Use of our report

This report is made solely to the charitable company's members, as a body, in accordance with Section 65 of the Charities Act (Northern Ireland) 2008 and Regulation 8 of the Charities (Accounts and Reports) Regulations (Northern Ireland) 2015 and Section 43 of the Industrial and Provident Societies (Northern Ireland) 1969 and the Industrial and Provident Societies (Northern Ireland) Order 2006 as amended by the Credit Unions and Co-operative and Community Benefit Societies Act (Northern Ireland) 2016. Our audit work has been undertaken so that we might state to the charitable company's members those matters we are required to state to them in an Auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charitable company and its members, as a body, for our audit work, for this report, or for the opinions we have formed.



Brian Clerkin (Senior statutory auditor)

for and on behalf of
ASM (B) Ltd

Chartered Accountants and Statutory Auditor

4th Floor

Glendinning House

6 Murray Street

Belfast

BT1 6DN

22 April 2024

ASM (B) Ltd are eligible to act as auditors in terms of section 1212 of the Companies Act 2006.

Ulster Garden Villages Limited

**Statement of financial activities (incorporating income and expenditure account)
For the year ended 31 December 2023**

| | Note | Unrestricted funds 2023 £ | Restricted funds (Share Capital) 2023 £ | Total funds 2023 £ | Total funds 2022 £ |
|------------------------------------|------|---------------------------------|---|--------------------------|--------------------------|
| Income from: | | | | | |
| Charitable activities | 3 | 2,234,953 | - | 2,234,953 | 2,170,416 |
| Total income | | 2,234,953 | - | 2,234,953 | 2,170,416 |
| Expenditure on: | | | | | |
| Raising funds | 4 | 224,643 | - | 224,643 | 733,237 |
| Charitable activities | 5 | 3,544,541 | - | 3,544,541 | 1,849,438 |
| Total expenditure | | 3,769,184 | - | 3,769,184 | 2,582,675 |
| Net gains on investments | 7 | 1,329,755 | - | 1,329,755 | 1,986,765 |
| Net movement in funds | | (204,476) | - | (204,476) | 1,574,506 |
| Reconciliation of funds: | | | | | |
| Total funds brought forward | | 54,418,774 | 2,693 | 54,421,467 | 52,846,961 |
| Net movement in funds | | (204,476) | - | (204,476) | 1,574,506 |
| Total funds carried forward | | 54,214,298 | 2,693 | 54,216,991 | 54,421,467 |

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

The notes on pages 20 to 33 form part of these financial statements.

Ulster Garden Villages Limited
Registered number: IP000083

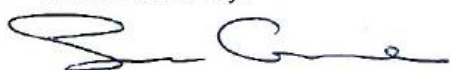
Balance sheet
As at 31 December 2023

| | Note | 2023 £ | 2022 £ |
|--|------|-------------------|-------------------|
| Fixed assets | | | |
| Tangible assets | 13 | - | 100,001 |
| Investments | 14 | 19,660,448 | 21,134,364 |
| Investment property | 12 | 30,568,737 | 30,218,737 |
| | | <u>50,229,185</u> | <u>51,453,102</u> |
| Current assets | | | |
| Debtors | 15 | 2,783,287 | 2,425,070 |
| Charitable loans | 16 | 660,000 | 664,609 |
| Cash at bank and in hand | 25 | 859,075 | 499,837 |
| | | <u>4,302,362</u> | <u>3,589,516</u> |
| Creditors: amounts falling due within one year | 17 | (314,556) | (621,151) |
| | | <u>3,987,806</u> | <u>2,968,365</u> |
| Net current assets | | <u>3,987,806</u> | <u>2,968,365</u> |
| Total assets less current liabilities | | <u>54,216,991</u> | <u>54,421,467</u> |
| Total net assets | | <u>54,216,991</u> | <u>54,421,467</u> |
| Charity funds | | | |
| Restricted funds | 19 | 2,693 | 2,693 |
| Unrestricted funds | 19 | 54,214,298 | 54,418,774 |
| | | <u>54,216,991</u> | <u>54,421,467</u> |
| Total funds | | <u>54,216,991</u> | <u>54,421,467</u> |

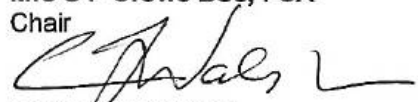
The Committee of Management acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and preparation of financial statements.

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

The financial statements were approved and authorised for issue by the Committee of Management and signed on their behalf by:



Mrs S P Crowe BSc, FCA
Chair



Mr C J Walsh MBE
Committee member


Mr W J Webb MBE, JP
Secretary

Date: 22 April 2024

The notes on pages 20 to 33 form part of these financial statements.

Ulster Garden Villages Limited

**Statement of cash flows
For the year ended 31 December 2023**

| | 2023 | 2022 |
|---|--------------------|------------------|
| | £ | £ |
| Cash flows from operating activities | | |
| Net cash used in operating activities | (3,429,770) | (2,662,859) |
| Cash flows from investing activities | | |
| Dividends, interests and rents from investments | 1,226,118 | 1,284,361 |
| Purchase of investment property | - | (4,666) |
| Proceeds from sale of investments | 5,172,781 | 2,700,141 |
| Purchase of investments | (2,609,891) | (1,497,421) |
| Net cash provided by investing activities | 3,789,008 | 2,482,415 |
| Cash flows from financing activities | | |
| Net cash provided by financing activities | - | - |
| Change in cash and cash equivalents in the year | 359,238 | (180,444) |
| Cash and cash equivalents at the beginning of the year | 499,837 | 680,281 |
| Cash and cash equivalents at the end of the year | 859,075 | 499,837 |

The notes on pages 20 to 33 form part of these financial statements

**Notes to the financial statements
For the year ended 31 December 2023**

1. Accounting policies

1.1 Basis of preparation

The financial statements have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities, the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Industrial and Provident Societies Act (Northern Ireland) 1969 and the Industrial and Provident Societies (Northern Ireland) Order 2006 as amended by the Credit Unions and Co-operative and Community Benefit Societies Act (Northern Ireland) 2016.

Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy notes.

1.2 Preparation of the accounts on a going concern basis

Having reviewed the potential income and commitments for the next 12 month period the Committee of Management are of the view that there are no material uncertainties about the Charity's ability to continue as a going concern.

1.3 Income

Income is recognised when the Charity has entitlement to the funds and it is probable that the income will be received and the amount reliably measured.

Property rents are brought into account on the basis of amounts receivable.

Investment income is reported gross before any management fees are deducted.

Interest on funds on deposit is included when receivable and the amount can be measured reliably. This is normally upon notification of the interest paid, or payable, by the bank.

1.4 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to make a payment to a third party, it is probable that settlement will be required and the amount of the obligation can be measured reliably. Expenditure is classified under the following activity headings:

- Costs of generating funds comprise investment management charges relating to investments and investment properties; and
- Expenditure on charitable activities is incurred on directly undertaking the activities which further the Ulster Garden Villages Limited's objectives, as well as any associated support costs.

All expenditure is inclusive of irrecoverable VAT.

1.5 Allocation of support costs

Support costs are those functions that assist the work of the Charity but do not directly relate to charitable activities and include administration and finance costs. An analysis of support costs is included at Note 6.

**Notes to the financial statements
For the year ended 31 December 2023**

1. Accounting policies (continued)

1.6 Investment properties (including social housing stock)

In accordance with FRS 102 the investment property portfolio is stated at fair value with all gains or impairments reported through the Statement of Financial Activities. Fair value is determined by reference to valuations carried out by appropriately qualified external valuers.

Investment properties includes housing stock held as part of the charitable activities of the Charity and from which rental income is generated.

1.7 Tangible fixed assets and depreciation

All fixed assets are initially recorded at cost or deemed cost. The cost of tangible fixed assets is their purchase cost, together with any incidental costs of acquisition.

Depreciation is charged so as to allocate the cost of tangible fixed assets less their residual value over their estimated useful lives.

Depreciation is provided on the following bases:

| | |
|---|-------|
| Land and properties (undeveloped and under development) | - Nil |
| Plant and equipment | - 20% |

1.8 Other investments

Listed investments are stated at market value, on the basis of the middle market price at the close of business. Whilst day to day management of the investment portfolio is carried on by experienced, registered investment managers (currently RBC Brewin Dolphin) the ultimate control and responsibility rests with the Committee of Management.

Unlisted equity investments are stated at fair value and all gains or losses, whether realised or unrealised, are reported through the Statement of Financial Activities.

1.9 Debtors

Other debtors are recognised at the settlement amount due less any provision for impairment.

1.10 Creditors

Short term creditors are measured at the transaction price.

1.11 Charitable Loans

Charitable loans made are initially recognised and measured at the amount paid, with the carrying amount adjusted in subsequent years to reflect repayments and adjusted, if necessary, for any impairment.

1.12 Cash at Bank

Cash at bank includes short term highly liquid investments with a short maturity of three months or less.

Ulster Garden Villages Limited

Notes to the financial statements For the year ended 31 December 2023

1. Accounting policies (continued)

1.13 Financial instruments

The Charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

1.14 Fund accounting

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the Ulster Garden Villages Limited for particular purposes. The costs of raising and administering such funds are charged against the specific fund. The aim and use of each restricted fund is set out in the notes to the financial statements.

Unrestricted funds are available to spend on activities that further any of the purposes of the Charity. The Common Fund is a designated fund, being unrestricted funds of the Charity, which the Committee of Management have decided at their discretion to set aside to use for a specific purpose.

1.15 Accounting estimates and judgements

Judgements made by the Committee of Management, in the application of these accounting policies, that have significant effect on the financial statements and estimates with a significant risk of material adjustment in the next year are discussed in Note 23.

2. Legal status

The Charity is a limited company having share capital and is registered under the Industrial and Provident Societies Act (Northern Ireland) 1969 and the Industrial and Provident Societies (Northern Ireland) Order 2006 as amended by the Credit Unions and Co-operative and Community Benefit Societies Act (Northern Ireland) 2016, Reg. No. IP000083 and is registered with The Charity Commission for Northern Ireland Reg. No. NIC 101248.

3. Income from charitable activities

| | Unrestricted funds 2023 £ | Total funds 2023 £ | Total funds 2022 £ |
|-------------------------------|------------------------------------|-----------------------------|-----------------------------|
| Rents - investment properties | 757,700 | 757,700 | 722,064 |
| Investment income | 464,780 | 464,780 | 471,692 |
| Interest receivable | 3,638 | 3,638 | 267 |
| Rents - social housing | 1,008,835 | 1,008,835 | 976,393 |
| | <u>2,234,953</u> | <u>2,234,953</u> | <u>2,170,416</u> |

Comparative figures are also included under unrestricted funds.

Ulster Garden Villages Limited

**Notes to the financial statements
For the year ended 31 December 2023**

4. Expenditure on raising funds

| | Unrestricted funds 2023 £ | Total funds 2023 £ | Total funds 2022 £ |
|--------------------------------------|--|---------------------------------------|---------------------------------------|
| Rates and service charge | 42,420 | 42,420 | 388,405 |
| Insurance | 13,301 | 13,301 | 7,660 |
| Repairs and upkeep | 28,972 | 28,972 | 75,831 |
| Collection costs | 71,939 | 71,939 | 74,220 |
| Legal and professional fees | 55,350 | 55,350 | 170,026 |
| Management fees - quoted investments | 12,661 | 12,661 | 17,095 |
| | <u>224,643</u> | <u>224,643</u> | <u>733,237</u> |

Comparative figures are also included under unrestricted funds.

5. Expenditure on charitable activities

| | Unrestricted funds 2023 £ | Total funds 2023 £ | Total funds 2022 £ |
|---|--|---------------------------------------|---------------------------------------|
| Donations (see below) | 1,562,331 | 1,562,331 | 1,018,420 |
| Social housing costs | 1,777,699 | 1,777,699 | 656,952 |
| Support costs - administration (Note 6) | 204,511 | 204,511 | 174,066 |
| | <u>3,544,541</u> | <u>3,544,541</u> | <u>1,849,438</u> |

Comparative figures are also included under unrestricted funds.

Ulster Garden Villages Limited

Notes to the financial statements For the year ended 31 December 2023

Donations (No. in brackets):

| | 2023 £ | 2022 £ |
|------------------------------------|------------------|------------------|
| People with Disabilities (8) | 251,415 | 101,849 |
| Health (11) | 181,140 | 134,932 |
| Culture and Heritage (13) | 467,029 | 163,568 |
| Education and Training Skills (14) | 351,010 | 321,027 |
| Community (15) | 311,737 | 297,044 |
| | <u>1,562,331</u> | <u>1,018,420</u> |

The donations are all made to charities or organisations falling within the above activity types. A full list of donations is disclosed in the Annual Report, a copy of which is available from the Charity's registered office.

6. Support costs - administration

| | 2023 £ | 2022 £ |
|---|----------------|----------------|
| Salaries, wages & pension contributions (Note 10) | 98,185 | 98,544 |
| Premises costs | 50,105 | 44,938 |
| Auditors' remuneration | 9,600 | 9,000 |
| Accountancy, legal and professional fees | 10,560 | 5,880 |
| Printing, stationery and postage | 13,512 | 2,533 |
| Miscellaneous | 20,748 | 11,370 |
| Interest payable | 1,801 | 1,801 |
| | <u>204,511</u> | <u>174,066</u> |

Ulster Garden Villages Limited

Notes to the financial statements For the year ended 31 December 2023

7. Net gain on investments

| | 2023 £ | 2022 £ |
|--|------------------|------------------|
| Gain / (loss) on sale of social housing properties | - | - |
| Gain / (loss) on sale of other investments | 241,532 | 349,610 |
| Realised gain / (loss) | 241,532 | 349,610 |
| Gain/(loss) on revaluation of other investments | 738,223 | (2,166,916) |
| Gain/(loss) on revaluation of investment properties (including social housing) | 350,000 | 3,804,071 |
| Unrealised gain | 1,088,223 | 1,637,155 |
| Net gain on investments | 1,329,755 | 1,986,765 |

8. Related party transactions

There were no related party transactions undertaken by the charity during the year.

At the year end there was a balance of £150,000 (2022: £150,000) due from The Somme Association. The charity and The Somme Association have a Committee Member in common.

9. Auditors' remuneration

The auditors' remuneration amounts to an auditor fee of £9,600 (2022 - £9,000), and other services (including payroll and accountancy) of £6,960 (2022 - £6,240).

10. Staff costs and emoluments

| | 2023 £ | 2022 £ |
|--|---------------|---------------|
| Wages and salaries | 89,749 | 84,709 |
| Social security costs | 3,298 | 8,768 |
| Employer's contributions to defined contribution pension schemes | 5,138 | 5,067 |
| | 98,185 | 98,544 |

Particulars of employees:

The average number of employees during the year, calculated on the basis of full-time equivalents, was as follows:

| | 2023 | 2022 |
|----------------------------|------|------|
| Number of management staff | 2 | 2 |

Ulster Garden Villages Limited

Notes to the financial statements

For the year ended 31 December 2023

No employee received remuneration of more than £60,000 during the year (2022: None).

No other Committee Member received remuneration or expenses in the year (2022: None).

The key management personnel comprises the Committee of Management Members and the Executive Director. The total employee benefits of key management personnel of the Charity was £49,676 (2022: £46,807).

11. Corporation Taxation

The Charity is exempt from tax on income and gains to the extent that these are applied to its charitable objects. At 31 December 2023 no provision for corporation tax was necessary.

12. Investment property

| | Investment property £ |
|---------------------|-----------------------------|
| Valuation | |
| At 1 January 2023 | 30,218,737 |
| Fair value movement | 350,000 |
| At 31 December 2023 | <u>30,568,737</u> |

On 8 February 2024, the Committee of Management obtained an independent professional valuation from Rory Clark (MRICS) of McConnell Chartered Surveyors, at open market valuation, of social housing, residential and commercial properties located in Newtownabbey, Whitehead and Lisburn in the sum of £18,821,237. This recognises no change in the in the overall value as reported at 31 December 2023. These properties including social housing which are held by Ulster Garden Villages Limited as part of its charitable activities of providing housing and associated amenities for persons in necessitous circumstances upon terms appropriate to their means.

On 9 February 2024 a valuation of The Residence and Apartments at William Street South, Victoria Square, Belfast was obtained from Thomas O'Doherty (MRICS) of Simon Brien Residential in the sum of £2,297,500. This recognises an increase in the value of the investment property of £50,000. A structural issue which came to light during February 2019 affecting 54 apartments owned by the charity resulted in a significant decrease in the value of the investment property of £8,639,800 which was recognised in the financial statements for the year ended 31 December 2019. Litigation commenced during 2019 whereby UGV is seeking damages in respect of this issue and as at 31 December 2023 that litigation was ongoing.

On 9 February 2024 a valuation of "The Banks", Groomsport Road, Bangor was obtained from Thomas O'Doherty (MRICS) of Simon Brien Residential in the sum of £9,450,000. This recognises an increase in the value of investment property of £300,000.

The comparable historical cost and net book value as at 31 December 2023 is £15,595,819 (2022: £15,595,819).

Ulster Garden Villages Limited

Notes to the financial statements For the year ended 31 December 2023

13. Tangible fixed assets

| | Land undeveloped £ | Plant and equipment £ | Total £ |
|--------------------------|--------------------------|-----------------------------|------------|
| Cost or valuation | | | |
| At 1 January 2023 | 100,000 | 389,871 | 489,871 |
| Disposals | (100,000) | - | (100,000) |
| At 31 December 2023 | - | 389,871 | 389,871 |
| Depreciation | | | |
| At 1 January 2023 | - | 389,870 | 389,870 |
| Charge for the year | - | 1 | 1 |
| At 31 December 2023 | - | 389,871 | 389,871 |
| Net book value | | | |
| At 31 December 2023 | - | - | - |
| At 31 December 2022 | 100,000 | 1 | 100,001 |

Ulster Garden Villages Limited

**Notes to the financial statements
For the year ended 31 December 2023**

14. Other investments

| | Listed investments £ | Unlisted investments £ | Total £ |
|--------------------------|----------------------------|------------------------------|-------------------|
| Cost or valuation | | | |
| At 1 January 2023 | 21,084,364 | 50,000 | 21,134,364 |
| Additions | 2,609,891 | - | 2,609,891 |
| Disposals | (4,822,030) | - | (4,822,030) |
| Revaluations | 738,223 | - | 738,223 |
| | <u>19,610,448</u> | <u>50,000</u> | <u>19,660,448</u> |
| At 31 December 2023 | | | |
| Net book value | | | |
| At 31 December 2023 | <u>19,610,448</u> | <u>50,000</u> | <u>19,660,448</u> |
| At 31 December 2022 | <u>21,084,364</u> | <u>50,000</u> | <u>21,134,364</u> |

15. Debtors

| | 2023 £ | 2022 £ |
|-------------------------------------|------------------|------------------|
| Due after more than one year | | |
| Other debtors | 2,301,589 | 2,133,478 |
| | <u>2,301,589</u> | <u>2,133,478</u> |
| Due within one year | | |
| Other debtors | 376,089 | 204,857 |
| Prepayments and accrued income | 105,609 | 86,735 |
| | <u>2,783,287</u> | <u>2,425,070</u> |

Ulster Garden Villages Limited

Notes to the financial statements For the year ended 31 December 2023

16. Charitable loans

| | 2023 £ | 2022 £ |
|----------------------------------|-----------------------|-----------------------|
| Due in less than one year | | |
| Loans | 779,250 | 779,250 |
| Impairment provision | (128,250) | (128,250) |
| | <u>651,000</u> | <u>651,000</u> |
| Due in more than one year | | |
| Loans | 9,000 | 13,609 |
| | <u>9,000</u> | <u>13,609</u> |
| Total loans | <u><u>660,000</u></u> | <u><u>664,609</u></u> |

In addition to outright grants, assistance may be given by way of charitable loans which carry certain conditions at the discretion of the Committee. The Committee agrees on a case by case basis as to whether a fixed charge should be secured on a particular property or other asset. Hearth Heritage Buildings Trust £500,000 (2022: £500,000) is the largest debtor.

17. Creditors: Amounts falling due within one year

| | 2023 £ | 2022 £ |
|-------------------------------------|----------------|----------------|
| Loan stock housing bonds, principal | 52,528 | 52,528 |
| Loan stock housing bonds, interest | 131,473 | 129,672 |
| Accruals and deferred income | 130,555 | 438,951 |
| | <u>314,556</u> | <u>621,151</u> |

18. Share capital

2,693 shares of £1 each fully paid (2022: 2,693).

Notes to the financial statements
For the year ended 31 December 2023

19. Statement of funds

| | Balance at 1 January 2023 £ | Income £ | Expenditure £ | Transfers in/out £ | Gains/ (Losses) £ | Balance at 31 December 2023 £ |
|---------------------------|--------------------------------------|------------------|--------------------|--------------------------|-------------------------|---|
| Unrestricted funds | | | | | | |
| Common Fund | 18,717,870 | - | (1,562,331) | 2,000,000 | - | 19,155,539 |
| General Fund | 35,700,904 | 2,234,953 | (2,206,853) | (2,000,000) | 1,329,755 | 35,058,759 |
| | <u>54,418,774</u> | <u>2,234,953</u> | <u>(3,769,184)</u> | <u>-</u> | <u>1,329,755</u> | <u>54,214,298</u> |
| Restricted funds | | | | | | |
| Share Capital | 2,693 | - | - | - | - | 2,693 |
| Total of funds | <u>54,421,467</u> | <u>2,234,953</u> | <u>(3,769,184)</u> | <u>-</u> | <u>1,329,755</u> | <u>54,216,991</u> |

Ulster Garden Villages Limited

**Notes to the financial statements
For the year ended 31 December 2023**

19. Statement of funds (continued)

Statement of funds - prior year

| | Balance at 1 January 2022 £ | Income £ | Expenditure £ | Transfers in/out £ | Gains/ (Losses) £ | Balance at 31 December 2022 £ |
|---------------------------|--------------------------------------|------------------|--------------------|--------------------------|-------------------------|---|
| Unrestricted funds | | | | | | |
| Common Fund | 17,736,290 | - | (1,018,420) | 2,000,000 | - | 18,717,870 |
| General Fund | 35,107,978 | 2,170,416 | (1,564,255) | (2,000,000) | 1,986,765 | 35,700,904 |
| | <u>52,844,268</u> | <u>2,170,416</u> | <u>(2,582,675)</u> | <u>-</u> | <u>1,986,765</u> | <u>54,418,774</u> |
| Share Capital | 2,693 | - | - | - | - | 2,693 |
| Total of funds | <u>52,846,961</u> | <u>2,170,416</u> | <u>(2,582,675)</u> | <u>-</u> | <u>1,986,765</u> | <u>54,421,467</u> |

Common Fund – this represents amounts set aside out of accumulated surpluses to provide grants, loans and other public benefit in furtherance of the main objectives of the Charity. In respect of this a transfer of £2,000,000 was made to the common fund during the year.

General Fund – this represents accumulated surpluses retained for the general furtherance of the charitable objectives after transfers to the Common Fund.

20. Analysis of net assets between funds

| | Unrestricted funds 2023 £ | Total funds 2023 £ | Total funds 2022 £ |
|-------------------------------|------------------------------------|-----------------------------|-----------------------------|
| Tangible fixed assets | - | - | 100,001 |
| Fixed asset investments | 19,660,448 | 19,660,448 | 21,134,364 |
| Investment property | 30,568,737 | 30,568,737 | 30,218,737 |
| Debtors | 2,783,287 | 2,783,287 | 2,425,070 |
| Charitable loans | 660,000 | 660,000 | 664,609 |
| Cash at bank and in hand | 859,075 | 859,075 | 499,837 |
| Creditors due within one year | (314,556) | (314,556) | (621,151) |
| | <u>54,216,991</u> | <u>54,216,991</u> | <u>54,421,467</u> |

Notes to the financial statements
For the year ended 31 December 2023

21. Commitments

Other Commitments

There are commitments of £4.61 million (2022: £4.17 million) to contribute to charitable projects, on which a legal or constructive obligation to make payment does not yet exist, of which £3.54 million (2022: £2.27 million) is subject to project commencement and scheduling. These commitments will be financed through the Common Fund.

22. Contingent liability

A judgement in respect of litigation relating to structural issues at a number of the charity's investment properties was issued during March 2024. The Charity was unsuccessful in its legal case for redress and the charity, along with other affected owners, is considering their position.

Remedial works to the affected properties are required. The course of action in relation to the required works is subject to further investigation and is highly uncertain at this time. The costs of the remedial work cannot therefore be reliably estimated. The affected properties have been written down to £nil in these financial statements (Note 12).

The charity expects that an application for legal costs incurred by the other parties involved in the Litigation may be made. It is not possible to reliably estimate the quantum of those costs at this time.

23. Accounting estimates and judgements

Key sources of estimation uncertainty

Valuation of investment properties – The Committee of Management obtained independent professional valuations from McConnell Chartered Surveyors Ltd and Simon Brien Residential Ltd for the properties held as at 31 December 2023. The external valuations, which are adopted in these financial statements, provided an open market valuation of the residential and commercial properties owned by Ulster Garden Villages Limited.

24. Reconciliation of net movement in funds to net cash flow from operating activities

| | 2023 £ | 2022 £ |
|--|---------------------------|---------------------------|
| Net income/expenditure for the year (as per Statement of Financial Activities) | (204,476) | 1,574,506 |
| Adjustments for: | | |
| Losses on investments | (1,329,755) | (1,986,765) |
| Dividends, interests and rents from investments | (1,226,118) | (1,284,361) |
| (Increase)/decrease in debtors | (358,217) | (1,104,144) |
| Increase/(decrease) in creditors | (311,204) | 137,905 |
| Net cash used in operating activities | <u>(3,429,770)</u> | <u>(2,662,859)</u> |

Ulster Garden Villages Limited

Notes to the financial statements For the year ended 31 December 2023

25. Analysis of cash and cash equivalents

| | 2023 £ | 2022 £ |
|--|----------------|----------------|
| Cash in hand | 859,075 | 499,837 |
| Total cash and cash equivalents | 859,075 | 499,837 |

26. Analysis of changes in net debt

| | At 1 January 2023 £ | Cash flows £ | At 31 December 2023 £ |
|--------------------------|------------------------------|-----------------|--------------------------------|
| Cash at bank and in hand | 499,837 | 359,238 | 859,075 |
| Debt due within 1 year | (52,528) | - | (52,528) |
| | 447,309 | 359,238 | 806,547 |

27. Operating lease commitments

At 31 December 2023 the Charity had commitments to make future minimum lease payments under non-cancellable operating leases as follows:

| | 2023 £ | 2022 £ |
|--|---------------|---------------|
| Land and buildings | | |
| Not later than 1 year | 24,000 | 24,000 |
| Later than 1 year and not later than 5 years | 2,000 | 26,000 |
| | 26,000 | 50,000 |

28. Post balance sheet events

During February 2024 the Charity was provided with a draft Judgement in respect of litigation that it was pursuing in relation to structural issues at a number of the Charity's investment properties. The final judgement was formally handed down in March 2024. The Charity was unsuccessful in its case for redress.

ULSTER GARDEN VILLAGES LIMITED

Northern Ireland - Charity number 101248

Annual return

Registered number: IP000083
Charity number: NIC101248

Ulster Garden Villages Limited

Committee of Management's report and financial statements

For the year ended 31 December 2023

Ulster Garden Villages Limited

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Ulster Garden Villages Limited

Reference and Administrative Details of Ulster Garden Villages Limited, its Committee of Management and Advisers For the year ended 31 December 2023

| | |
|------------------------------------|--|
| Committee of Management | Dr A S Hopkins CBE, FCA, Chair (to 7 June 2023, resigned 12 December 2023) Mrs S P Crowe BSc, FCA, Chair (from 7 June 2023) Mr K Baird Mrs M Boyd MBE Mr B Garrett LL.B, FCIA, Arb. (deceased 7 November 2023) Mr E Holmes OBE Dame R Johnston Mr W J Webb MBE, JP, Company Secretary Mr C J Walsh MBE |
| Company registration number | IP000083 |
| Charity registration number | NIC101248 |
| Registered office | Forestview Purdys Lane Newtownbreda Belfast BT8 7AR |
| Honorary President | Sir Desmond Lorimer, FCA |
| Executive Director | Mrs Valerie Ingram MBA, BA Hons (to 16 February 2024) Mrs Caroline Armstrong (from 5 February 2024) |
| Independent auditors | ASM (B) Ltd Chartered Accountants and Statutory Auditor 4th Floor Glendinning House 6 Murray Street Belfast BT1 6DN |
| Bankers | Danske Bank PO Box 183 Donegall Square West Belfast BT1 6JS |
| Investment Advisor | Brewin Dolphin 11th Floor East Tower 8 Lanyon Plaza Belfast BT1 3LP |
| Email | admin@ulstergardenvillages.co.uk |
| Website | www.ulstergardenvillages.co.uk |

Ulster Garden Villages Limited

Committee of Management Report For the year ended 31 December 2023

The Committee of Management is pleased to present their report and financial statements for the year ended 31 December 2023.

The Financial Statements have been prepared in accordance with the accounting policies set out in the 'Notes to the Accounts' and comply with the Charity's governing documents i.e. "The Rules of Ulster Garden Villages Limited", The Charities Act (Northern Ireland) 2008 and Regulation 8 of the Charities (Accounts and Reports) Regulations (Northern Ireland) 2015, the Industrial and Provident Societies (Northern Ireland) 1969 and the Industrial and Provident Societies (Northern Ireland) Order 2006 as amended by the Credit Unions and Co-operative and Community Benefit Societies Act (Northern Ireland) 2016 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).

Who are we?

Ulster Garden Villages Limited ('The Charity') was established under the Industrial and Provident Societies Act (Northern Ireland) in 1946 with the principal objective of providing good quality housing and associated amenities for the disadvantaged and aged.

Since that time, government's approach to housing has changed dramatically and in Northern Ireland the establishment of the Northern Ireland Housing Executive and the Housing Association movement has largely catered for housing needs.

In 1983, the Committee of Ulster Garden Villages Limited took the necessary steps to convert the Association into a registered charity and under its amended regulations empowered it to transfer from reserves to a Common Fund amounts to be available for such general charitable purposes, not necessarily connected with housing, as the Committee shall from time to time determine.

Ulster Garden Villages Limited is registered with the Charity Commission for Northern Ireland (NIC 101248) and with the Inland Revenue XN72342.

Ulster Garden Villages Limited

Committee of Management Report (continued) For the year ended 31 December 2023

(continued)

a. Objectives and Activities

The objectives of the Charity are:-

- a) To carry on, for the benefit of the community, the business of providing housing and any associated amenities for persons in necessitous circumstances upon terms appropriate to their means;
- b) To provide, for aged persons in need thereof, housing and any associated amenities, specially designed or adapted to meet the disabilities and requirements of such persons;
- c) To carry out such added purposes which are charitable under the law of Northern Ireland as the Charity shall from time to time determine and to use any of the Charity's funds including accumulations of past profits not required for the purposes of (a) or (b) for such charitable purposes as the Committee shall from time to time determine.

Housing and Associated Amenities

The Charity under its charitable objectives (a) and (b) provides and manages housing and property stock.

Ulster Garden Villages Limited was founded over 70 years ago and by March 1950 had built and founded Merville Garden Village, Northern Ireland's first 'Garden Village' with 450 houses, flats and shops and significantly, with Community Centre, Little Theatre and extensive gardens. The Village created a sense of community togetherness and involvement, rather than simply providing houses for those who needed accommodation.

Other developments followed at Abbots Cross, Fernagh in Whiteabbey and at new Garden Villages in Muckamore and Whitehead. Although the Charity has sold a significant proportion of the original properties, it continues to manage the estates at Merville, and Abbots Cross and provides housing and associated amenities in Newtownabbey, Whitehead and at Garvey Court, Lisburn (a development of apartments for older people). A development for the over 55s was recently completed at Bangor.

The Common Fund

In pursuit of Object (c) the Charity primarily allocates funds to, or for, projects within Northern Ireland which will have a positive impact on Northern Ireland. Funds are not given retrospectively and it is not usual to give grants for office expenses, core salaries or administrative staff salaries.

In addition to outright grants, assistance may be given by way of loans which may carry certain conditions at the discretion of the Committee. The purpose of any application must be charitable and normally the Committee will only consider requests from registered charities.

Applications for grants are made on the Ulster Garden Villages Limited application form and also require applicants to submit their most recent certified accounts. Further information is available in the 'Guidelines for Applicants' section of the Charity's website or from the registered office on request.

The Achievements and Performance Section of this Report details specific examples of the Charity acting through its Common Fund of donations to charitable ventures in the wider community for the year ending 31 December 2023.

Ulster Garden Villages Limited

Committee of Management Report (continued) For the year ended 31 December 2023

(continued)

Public Benefit Statement

The Committee of Management confirm that they have considered the Charity Commission's general guidance on public benefit when reviewing the Charity's objectives and in planning future activities and grant-making throughout the year. A copy of the Commission's guidance notes on public benefit has been issued to all members.

Ulster Garden Villages Limited operates for the public benefit with the ultimate beneficiaries being the many people supported and worked with by the charities that we fund.

The main objectives for which funds were allocated under Object (c) are:

People with Disabilities

Carers, Sheltered Accommodation, Mental and Physical Disabilities, Transport and Advice.

Health

Hospices and Hospitals, Home Nursing, Mental Health, Substance Abuse, Prevention of Disease.

Community

Youth at Risk, Rehabilitation, the Aged, Victim Support, Crime Prevention, Regeneration.

Scientific and Medical Research

To support fields of research which are not capable of total government support, particularly involving the aged, specific diseases such as Cancer and Cardiac related conditions.

Culture and Heritage

Assisting underfunded activities involving the Arts, in all its forms, and the preservation of our natural heritage. Assisting the restoration of buildings of historic or architectural interest to enable them to be rehabilitated to the use and service to the community and the conservation of artefacts.

Education and Training Skills

Promotion of life skills and independent living skills and employment and training for people with disabilities and disadvantaged people. Enhancing education and literacy skills for young people with disabilities.

Priorities

From time to time the Committee review the range of activities they are prepared to support and place special emphasis on areas that they wish to encourage.

**Committee of Management Report (continued)
For the year ended 31 December 2023**

(continued)

b. Achievements and Performance

During the year under review, Ulster Garden Villages has provided funding to charities who are working to address local needs and continuing to make a difference to individuals and communities across Northern Ireland. Ulster Garden Villages has continued to make grants in line with its stated objectives of assisting people with disabilities, and the areas of health, community, scientific and medical research, culture and heritage and education and skills. The number of applications increased substantially, and this is in part a reflection of current funding challenges facing the voluntary sector and those they serve. In considering where we direct our support, we continue to assist projects which build collaboration with other funding partners.

Donations for charitable purposes during the year amounted to £1,562,331 and these grants ranged from major capital projects of £450,000 to smaller but equally important and impactful initiatives. The Charity continued to see a very high level of applications from a wide range of organisations from across Northern Ireland during the year and responded to as many of them as possible. The largest donation was to the Woodland Trust for the development of Mourne Park, Kilkeel. This woodland is one of the most important areas of ancient and semi-natural woodland in Northern Ireland and is a special site for restoration and conservation. With support from Ulster Garden Villages as the lead funder, the Northern Ireland Environment Agency, gifts left in wills, donors and a special public appeal, the Trust can now extend Mourne park by 32 hectares of neighbouring land. We are delighted to have provided early funding support to the Woodland Trust to reclaim this vital piece of land connecting two areas of important ancient woodland.

A donation of £75,000 was given to help create and build Horatio's Garden Northern Ireland, which opened at the heart of the Spinal Cord Injuries Unit in Musgrave Park Hospital, Belfast in late 2023. The garden supports patients with spinal injuries from across Northern Ireland, as well as people staying in the Amputee Rehabilitation Unit. This is the seventh such garden to be created in the UK, and the first Horatio's Garden to feature a dedicated boccia court and a social area with parasols and sensory planting. The planting is designed to distract from the surrounding buildings and the angular, square geometry of the existing space. There is a beautiful water feature for tranquility and a warm garden room with timber cladding and a green roof. There are garden pods which offer shelter, privacy and socialising spaces and a large greenhouse for garden therapy and growing.

Over the last few years, we have responded to local and emerging needs by providing funding to local charities offering direct support in response to local needs and to meet the many emerging challenges. This included support for several winter appeals such as those coordinated by the Salvation Army and St Vincent de Paul. These charities provide a range of support to families, children, older and homeless people, and trafficked victims, in every community.

A grant of £40,000 was given to the Community Foundation NI and in partnership with the ARN Foundation toward their 'Tackling isolation for older people' initiative. The aim of this project is to support older people to keep warm and give them access to nutritious meals. Local charities help to reduce isolation and vulnerability of older people through supporting participation in activities, particularly to those living in rural isolated areas. A grant of £20,277 was given to COAST for the purchase of a van for the 'Handyperson Project. This service, located in the Causeway and Glens region, will facilitate the provision of a safe, reliable, trustworthy handyperson service for vulnerable elderly clients who struggle to obtain the service.

We continued to provide capital grants and some examples of these are a donation of £25,000 to Helping Hands, based in Portadown, towards the purchase and renovation of two houses for the purpose of providing emergency accommodation, in response to the ever-increasing demand for emergency accommodation in the area. The properties are close to the Helping Hands premises in Portadown so anyone staying in the houses will also be able to access the services provided. There is also the opportunity for these beneficiaries to volunteer with Helping Hands, enabling integration with other members of the community and developing job-related skills.

**Committee of Management Report (continued)
For the year ended 31 December 2023**

(continued)

A further £40,000 was given to Ballymena Methodist Church for the 'Living Rooms' capital project which consists of the Ballymena Community Hub and a supported living 2 storey property on the grounds of the Methodist Church in the heart of Ballymena town. The project has been designed to meet the needs of a wide variety of different groups, particularly the isolated and vulnerable. The four one-bedroom apartments on the first floor will provide a safe home for vulnerable young people/adults, giving them the opportunity to live independently and providing life skills and support. This much needed accommodation will be affordable and is targeted at those who struggle to find accommodation, for example, those coming out of the care system.

The current 'cost of living' reports show that a high proportion of individuals and families feel stressed or anxious because of their financial situation and many report that they are struggling to afford day-to-day bills such as rent, electricity/gas and essential items such as food and general household expenses. In light of this crisis, we partnered once more with the Belfast Charitable Society (the lead partner), and several other foundations, and provided a donation of £25,000 which is helping to provide healthy meals and breakfasts to young people in local schools.

Destitution is a rising problem and there are an increasing number of people and families who cannot afford to eat, keep warm and dry, and who don't have access to basic hygiene and health provision. The East Belfast Mission (EBM) is tackling destitution directly including homelessness for asylum seekers who are temporarily outside of the asylum system. The asylum system has issues and there are no exact figures on the numbers of people in this situation. It is however thought to be at least 100 at any time. Working in partnership with Choice Housing and the Starling Collective (a Northern Ireland Charity), East Belfast Mission will provide destitute women asylum seekers with rent/housing, furniture, direct provision, weekly living costs of £40 per week and Living Cost Esther cards (pocket to pocket secure and direct provision cards). These women are, as a result of their circumstances, more vulnerable to trauma, homelessness, poverty, and poor mental health. East Belfast Mission will provide holistic wrap around support, which will include working with them and their support networks to get them back into the asylum system. They will also be given access to training, along with practical and emotional support. This model of providing accommodation has been informed through the EBM's experience on working on projects supporting asylum seekers and refugees. It is the most dignified approach that can be offered to asylum seekers, restoring their self-worth, self-esteem and promoting health and well-being. It also results in better integration into the community in which they are living.

Education and giving young people the opportunities necessary to succeed in life is a key objective for Ulster Garden Villages. In support of this objective, our five-year partnership with Ulster University continued with a third annual grant of £150,000 towards the Community Scholarships. The past few years and the impact they've had on young people's social, cultural, and educational lives continues to be felt. The effects of the pandemic on education and the continuing rising cost of living are undoubtedly putting up significant barriers to education for those with potential from less affluent backgrounds. The provision of community scholarships continues to be needed more than ever and is creating a significant impact on the beneficiaries of this support as they enter their university journey. Additional support is provided to the students by the University's Widening Access Schools Outreach Coordinator, a position dedicated to supporting the Community Scholars to ensure they reach their full potential.

The second tranche of three in the sum of £50,000 was awarded to the Prince's Trust for the 'Achieve' Programme. The Prince's Trust was founded in 1976 to help disadvantaged young people, age 11-30 to overcome barriers and to change their lives, to get into work, education or training, all with the aim of enhancing their opportunities and improving their lives and prospects. 'Achieve' will work with a total of 19,500 young people who are at risk of exclusion and educational underachievement to re-engage with learning and remain in education to help strengthen their educational foundation and future pathways. Ulster Garden Villages helped to judge some of the 2023 Prince's Trust NI Awards and was able to view first-hand the positive impact that the project had on the challenges that young people, who are at risk of underachievement, face. It was incredible to witness the development of these young people, many of whom had turned their lives around despite having faced significant challenges and were now facing a successful future path.

Ulster Garden Villages Limited

Committee of Management Report (continued) For the year ended 31 December 2023

(continued)

Also funded was Young Enterprise NI's Company Programme with a first tranche of £45,000. Participants learn the concept that being enterprising can help them to look after themselves or their families at any time in their lives. The programme aims to help and guide students in exploring the concepts of success, independence, enterprise and employment, and demonstrates the importance of learning and education in preparing for their working future. The young people learn about their own unique strengths, how to work with others, how to negotiate and build an understanding of the core principles of good financial management.

In helping young people's development as contributors to Society, a donation of £20,000 was given to Volunteer Now, for the development of 'Play Your Part', an initiative designed to help and encourage young people to volunteer, share opportunities, support engagement in campaigns and embed the culture of volunteering that will last a lifetime. Research has shown that the younger a person begins to volunteer, the more likely they are to continue volunteering throughout their lifetime.

In November 2023, Ulster Garden held its first ever Impact Report launch at the prestigious Belfast Harbour Commissioners' Office in Belfast. We were privileged to hear from a range of beneficiaries including two of the Ulster University Community Scholars, Victoria Evitt and Anthony Devenney. The audience were able to hear first-hand how the scholarships have given the students access to opportunities they would not otherwise have had and they were both incredible ambassadors for Ulster University and their former secondary schools.

Ulster Garden Villages aims to be a strong partner to the not-for-profit community in Northern Ireland. The Impact Report Launch event brought together 200 people from charities and local institutions funded by Ulster Garden Villages over the last twenty years. These representatives included staff, volunteers, and beneficiaries of both capital and revenue funded projects. The event provided a platform for experts in the voluntary sector to meet others working in the local community and to share solutions and experiences on how their work has brought about and continues to transform all aspects of life in Northern Ireland.

We were delighted to welcome trusted partners, both long-standing and new, from across the third sector in a celebration of their efforts. The day was also a chance to view the impact of Ulster Garden Villages' donations and to hear from those 'Making a Difference' to thousands of beneficiaries across Northern Ireland. Inspirational speakers including Action Cancer NI, Habitat for Humanity NI, Homeplus NI and L'Arche, gave the audience an insight into their valuable efforts and ground-breaking work in health, disabilities, communities and homelessness.

Other representatives of Queens University Belfast and Ulster University were joined by delegates from the local Health Trusts, and key staff from the Regional Cancer Service and education sector also attended. Our funding partners from the Funders Forum NI also attended and we were able to highlight how our funding in partnership with others can bring greater collaboration and impact.

Greenshoot Productions has received their second tranche of funding towards a Community Theatre project in North Belfast. The three-year residential will create a sustainable arts project and a wide-range of community theatre events in an area which typically is devoid of arts provision of this type.

In providing support, we look at how organisations are governed, and our grants are made with conditions to ensure that they are spent appropriately and for the charitable purposes outlined by applicants.

A total of 155 meetings were held in 2023 with potential grantees. These were held both in person and virtually with the representatives of local charities who were seeking advice on applying for a grant. The Executive Director attended eight meetings of the Northern Ireland Funder's Forum NI and financial support of £1,500 was awarded by Ulster Garden Villages to support the work of this collaborative body.

The Committee of Management confirm that they have referred to the guidance contained in the Charity Commission for Northern Ireland's guidance on 'Public Benefit' when reviewing the Association's aims and objectives, in planning future activities and setting grant-making policies. An examination of our donations demonstrates the breadth of our involvement across many areas of local life and a detailed schedule of these can be found after the 'Notes to the Financial Statements'.

Ulster Garden Villages Limited

Committee of Management Report (continued) For the year ended 31 December 2023

(continued)

c. Financial Review

This year's Accounts follow the format required by the Financial Reporting Standards applicable in the UK and the Republic of Ireland (FRS 102) and Accounting and Reporting by Charities: Statement of Recommended Practice.

Major investment continued throughout the year on substantial refurbishment works at Merville Garden Village, located in a conservation area in Newtownabbey. A similar refurbishment project commenced at Abbots Cross, now in its final stages, with an investment of £1.3 million. The fabric of Merville Garden Village and Abbots Cross have been greatly enhanced, creating an improved community environment and securing the long-term future of these important post-war properties. Given the age of our properties, we have continued to invest substantially in internal refurbishments, of our owned properties following vacant possession with an investment of £382,000 during 2023.

The charity continues to enjoy a strong financial position and was able to make donations to charitable projects of just over £1.5 million. A summary of the impact that this has had across the community can be seen in the section b. Achievements and Performance. In November 2023, the Charity launched its first Impact Report, illustrating the profound difference that Ulster Garden Villages has been able to deliver to peoples' lives across Northern Ireland over the past 20 years. Over the 20 years, more than £25 million has been granted to local charities.

The Balance Sheet demonstrates that the financial position of Ulster Garden Villages Ltd continues to be robust. The value of our investment property showed a marginal increase with a valuation of £30,568,737, the five-year professional valuation having been carried out in 2022. Despite realising funds to meet our refurbishment commitments of £1.3 million, the investment portfolio was valued at £19,660,448 (2022: £21,134,364). With total net assets of £54,216,991 the Association remains well placed to meet the continuing investment in its property portfolio and its substantial forward commitments to charities, making a significant contribution to the work of the voluntary sector and the people they serve in Northern Ireland.

d. Investments

The purpose of the Charity's investment policy is to generate funds for our grant-making and the main sources are rental income from the ownership of investment properties and dividends and interest from a diversified investment portfolio.

A formal investment policy statement has been agreed between the portfolio manager and Ulster Garden Villages Ltd which outlines its general goals, objectives and exclusions and describes the strategies that the manager and Ulster Garden Villages Limited will employ to meet these objectives. The policy is reviewed by the Committee of Management on a regular basis.

e. Reserves and Going Concern

On 31 December 2023 free reserves in the form of the General Fund amounted to £35,058,759 (2022: £35,700,904). Other unrestricted reserves, designated by the Committee as the Common Fund and which represents surpluses set aside to provide grants, loans and other public benefit in furtherance of the objectives of the Charity amounted to £19,155,539 (2022: £18,717,870). During the year the Committee of Management transferred £2,000,000 from the General Fund to the Common Fund. The Charity had no restricted reserves on 31 December 2023 except share capital amounting to £2,693 (2022: £2,693).

The Committee of Management regularly monitors the level of reserves, having regard to the risk management review and currently considers reserves to be adequate to meet the needs of the Charity.

Having reviewed future commitments over the next 12-18 months the Committee of Management is of the opinion that the financial statements can be prepared on a going concern basis.

Ulster Garden Villages Limited

Committee of Management Report (continued) For the year ended 31 December 2023

(continued)

f. Structure, Governance and Management

Committee of Management

The Rules of Ulster Garden Villages Ltd lay down the constitutional provisions for the Charity and the Committee of Management (The Trustees, in terms of Charity Law). The membership of the Committee requires nomination from within the membership of the Charity, election by the Members and the retirement of one-third of the Committee each year. Such members may offer themselves for re-election at the Annual General Meeting. Dr. A.S. Hopkins, Mr. K. Baird, Mrs. M. Boyd, Dame Rotha Johnston, Mrs. S.P. Crowe, Mr. B. Garrett, Mr. E. Holmes, Mr. Colin Walsh, and Mr. W.J. Webb served during the year. Dr A.S. Hopkins retired as chairman at the AGM on 7 June 2023 and resigned from the Committee on 12 December 2023. Sadly, Mr Brian Garrett passed away on 7 November 2023. As per the Rules of Ulster Garden Villages Limited, Mr. K Baird and Mrs S Crowe retire and being eligible, offer themselves for re- election at the Annual General Meeting.

Committee Members - Induction and Training

There were no new Committee members appointed during the year. Committee Members understand their roles individually and collectively in relation to their legal duties, the stewardship of assets and the provisions of the governing document.

In addition, all members are aware of their responsibilities under Company Law, as Directors and Charity Law. Those who serve abide by the 'Rules of Ulster Garden Villages Limited' and the Committee Members also receive updates and training through briefing notes and meetings. Annual Returns were made in 2023 to the Charity Commission for Northern Ireland and the Financial Conduct Authority. Conflicts of interest and related party transactions are reported at Committee of Management meetings and reflected in the minutes and annual returns.

During the year under review, four Committee Meetings were held in person. At these meetings, the Committee agreed on a broad strategy and areas of significant activity for the Association. At present the Committee has seven members with significant experience of the public, private and voluntary sectors of Northern Ireland. The Executive Director also attended the meetings but has no voting rights. Additional meetings were held for the purpose of planning, property portfolio matters and audit. Policy and Strategic Planning is determined by the Committee with the implementation thereof being the responsibility of the Executive Director.

The Committee met with RBC Brewin Dolphin in December 2023 to review the investment policy and current market trends and economy forecasts relative to the investment portfolio.

A register of interests is held by the Charity's registered office and a copy of this is submitted annually to the Financial Conduct Authority. All Committee members must declare any perceived or actual conflicts of interest and take no part in making recommendations relating to organisations/projects in which they have an involvement.

Pay and Remuneration

The average number of employees during the year calculated on the basis of full-time equivalents was 2. Salaries are reviewed annually by the Committee and no employee received remuneration of more than £60,000 during the year (2022: None). No Committee Member received remuneration or expenses in the year (2022: None). The key management personnel comprise the Committee of Management Members and the Executive Director. The total employee benefits of key management personnel was £49,676 (2022: £46,807).

**Committee of Management Report (continued)
For the year ended 31 December 2023**

(continued)

g. Key Risks and Uncertainties

The Committee has reviewed the major risks to which the Charity is exposed. This involves identifying the types of risks the Charity faces, prioritising them in terms of impact and likelihood of occurrence and identifying means of mitigating the risks. The Committee has reviewed the effectiveness of the Charity's system of internal financial control and is responsible for establishing and operating detailed control and reporting procedures. The systems of control are designed to provide reasonable but not absolute assurance against material misstatement and loss. The Audit Committee monitors financial reporting and provides a forum through which the Charity's auditors report to the Committee of Management.

h. Plans for future periods

The Committee carries out a continuous review of the Charity's activities and current plans do not envisage a departure from the present objectives and activities. We will continue to look at where Ulster Garden Villages Limited is best placed to provide support. This will include reviewing our grant-making and continuing to work with our charity and funding partners.

Since 2019 there has been a litigation pending relating to the structural issue at Victoria Square. This affected 54 apartments owned by the charity which resulted in a significant decrease in the value of the investment property of £8,639,800, recognised in the financial statements for the year ended 31 December 2019.

Post year end the Judgement was handed down on the litigation case in favour of the defendants. The High Court decided not to hear the case against those involved in the construction of the property as the discovery of the defect was outside the six-year time limit set within the legislation in Northern Ireland. The Charity has agreed to work along with the Victoria Square Chichester Street Management Company to explore the feasibility of repair to allow re-occupation.

Ulster Garden Villages Limited

Committee of Management Report (continued) For the year ended 31 December 2023

Statement of Committee of Management's responsibilities

The Committee of Management are responsible for preparing the Committee of Management's report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The Charities Act (Northern Ireland) 2008 and Regulation 8 of the Charities (Accounts and Reports) Regulations (Northern Ireland) 2015, the Industrial and Provident Societies (Northern Ireland) 1969 and the Industrial and Provident Societies (Northern Ireland) Order 2006 as amended by the Credit Unions and Co-operative and Community Benefit Societies Act (Northern Ireland) 2016 requires the Committee of Management to prepare financial statements for each financial year. Under the relevant legislation, the Committee of Management 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 Ulster Garden Villages Limited and of its incoming resources and application of resources, including its income and expenditure, for that period. In preparing these financial statements, the Committee of Management are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles of the Charities SORP (FRS 102);
- make judgments and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards (FRS 102) have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Ulster Garden Villages Limited will continue in business.

The Committee of Management are responsible for keeping adequate accounting records that are sufficient to show and explain the Ulster Garden Villages Limited's transactions and disclose with reasonable accuracy at any time the financial position of Ulster Garden Villages Limited and enable them to ensure that the financial statements comply with the requirements of The Charities Act (Northern Ireland) 2008 and Regulation 8 of the Charities (Accounts and Reports) Regulations (Northern Ireland) 2015, the Industrial and Provident Societies (Northern Ireland) 1969 and the Industrial and Provident Societies (Northern Ireland) Order 2006 as amended by the Credit Unions and Co-operative and Community Benefit Societies Act (Northern Ireland) 2016. They are also responsible for safeguarding the assets of Ulster Garden Villages Limited and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Disclosure of information to auditors

In so far as the Committee of Management is aware at the time of approving our Committee of Management's annual report:

- there is no relevant information, being information needed by the auditor in connection with preparing their report, of which the group's auditor is unaware, and
- the Committee of Management, having made enquiries of fellow directors and the auditor that they ought to have individually taken, have each taken all steps that he/she is obliged to take as a director in order to make themselves aware of any relevant audit information and to establish that the auditor is aware of that information.

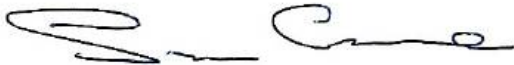
Ulster Garden Villages Limited

**Committee of Management Report (continued)
For the year ended 31 December 2023**

Auditors

The auditors, ASM (B) Ltd, have indicated their willingness to continue in office. The Committee of Management will propose a motion reappointing the auditors at the AGM.

Approved by order of the members of the board of Committee of Management and signed on their behalf by:



Mrs S P Crowe BSc, FCA

Date: 22 April 2024

Ulster Garden Villages Limited

Independent auditors' report to the Committee of Management of Ulster Garden Villages Limited

Opinion

We have audited the financial statements of Ulster Garden Villages Limited ('the Charity') for the year ended 31 December 2023 which comprise the Statement of financial activities, the Balance sheet, the Statement of cash flows and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 December 2023 and of its incoming resources and application of resources, including its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of The Charities Act (Northern Ireland) 2008 and Regulation 8 of the Charities (Accounts and Reports) Regulations (Northern Ireland) 2015, the Industrial and Provident Societies (Northern Ireland) 1969 and the Industrial and Provident Societies (Northern Ireland) Order 2006 as amended by the Credit Unions and Co-operative and Community Benefit Societies Act (Northern Ireland) 2016.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the charitable company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the United Kingdom, including the Financial Reporting Council's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Going Concern

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

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

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

Ulster Garden Villages Limited

Independent auditors' report to the Committee of Management of Ulster Garden Villages Limited (continued)

Other information

The other information comprises the information included in the Annual report other than the financial statements and our Auditors' report thereon. The Committee of Management are responsible for the other information contained within the Annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinions on other matters prescribed by The Charities Act (Northern Ireland) 2008 and Regulation 8 of the Charities (Accounts and Reports) Regulations (Northern Ireland) 2015, the Industrial and Provident Societies (Northern Ireland) 1969 and the Industrial and Provident Societies (Northern Ireland) Order 2006 as amended by the Credit Unions and Co-operative and Community Benefit Societies Act (Northern Ireland) 2016

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

- the information given in the Committee of Management Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Committee of Management report has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of our knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the Committee of Management report.

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

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

**Independent auditors' report to the Committee of Management of Ulster Garden Villages Limited
(continued)**

Responsibilities of the Committee of Management

As explained more fully in the Trustees' responsibilities statement, the Committee of Management are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Committee of Management determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Committee of Management are responsible for assessing the charitable company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Committee of Management either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

Auditors' responsibilities for the audit of the financial statements

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

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

We gained an understanding of the legal and regulatory framework applicable to the Charity and the industry in which they operate, and considered the risk of acts by the Charity that were contrary to applicable laws and regulations, including fraud. We considered the opportunities and incentives that may exist within the Charity for fraud and identified the greatest potential for fraud in the following areas: management override of controls.

We designed audit procedures to respond to these risks, recognising that the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery or intentional misrepresentations, or through collusion. Our audit procedures included: enquiries of management about their own identification and assessment of risks of irregularities, testing the design and implementation of controls relating to the risk and sample testing of journals posted during the year.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our Auditors' report.

Ulster Garden Villages Limited

Independent auditors' report to the Committee of Management of Ulster Garden Villages Limited (continued)

Use of our report

This report is made solely to the charitable company's members, as a body, in accordance with Section 65 of the Charities Act (Northern Ireland) 2008 and Regulation 8 of the Charities (Accounts and Reports) Regulations (Northern Ireland) 2015 and Section 43 of the Industrial and Provident Societies (Northern Ireland) 1969 and the Industrial and Provident Societies (Northern Ireland) Order 2006 as amended by the Credit Unions and Co-operative and Community Benefit Societies Act (Northern Ireland) 2016. Our audit work has been undertaken so that we might state to the charitable company's members those matters we are required to state to them in an Auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charitable company and its members, as a body, for our audit work, for this report, or for the opinions we have formed.



Brian Clerkin (Senior statutory auditor)

for and on behalf of
ASM (B) Ltd

Chartered Accountants and Statutory Auditor

4th Floor

Glendinning House

6 Murray Street

Belfast

BT1 6DN

22 April 2024

ASM (B) Ltd are eligible to act as auditors in terms of section 1212 of the Companies Act 2006.

Ulster Garden Villages Limited

**Statement of financial activities (incorporating income and expenditure account)
For the year ended 31 December 2023**

| | Note | Unrestricted funds 2023 £ | Restricted funds (Share Capital) 2023 £ | Total funds 2023 £ | Total funds 2022 £ |
|------------------------------------|------|------------------------------------|---|-----------------------------|-----------------------------|
| Income from: | | | | | |
| Charitable activities | 3 | 2,234,953 | - | 2,234,953 | 2,170,416 |
| Total income | | 2,234,953 | - | 2,234,953 | 2,170,416 |
| Expenditure on: | | | | | |
| Raising funds | 4 | 224,643 | - | 224,643 | 733,237 |
| Charitable activities | 5 | 3,544,541 | - | 3,544,541 | 1,849,438 |
| Total expenditure | | 3,769,184 | - | 3,769,184 | 2,582,675 |
| Net gains on investments | 7 | 1,329,755 | - | 1,329,755 | 1,986,765 |
| Net movement in funds | | (204,476) | - | (204,476) | 1,574,506 |
| Reconciliation of funds: | | | | | |
| Total funds brought forward | | 54,418,774 | 2,693 | 54,421,467 | 52,846,961 |
| Net movement in funds | | (204,476) | - | (204,476) | 1,574,506 |
| Total funds carried forward | | 54,214,298 | 2,693 | 54,216,991 | 54,421,467 |

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

The notes on pages 20 to 33 form part of these financial statements.

Ulster Garden Villages Limited
Registered number: IP000083

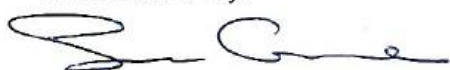
Balance sheet
As at 31 December 2023

| | Note | 2023 £ | 2022 £ |
|--|------|-------------------|-------------------|
| Fixed assets | | | |
| Tangible assets | 13 | - | 100,001 |
| Investments | 14 | 19,660,448 | 21,134,364 |
| Investment property | 12 | 30,568,737 | 30,218,737 |
| | | <u>50,229,185</u> | <u>51,453,102</u> |
| Current assets | | | |
| Debtors | 15 | 2,783,287 | 2,425,070 |
| Charitable loans | 16 | 660,000 | 664,609 |
| Cash at bank and in hand | 25 | 859,075 | 499,837 |
| | | <u>4,302,362</u> | <u>3,589,516</u> |
| Creditors: amounts falling due within one year | 17 | (314,556) | (621,151) |
| | | <u>3,987,806</u> | <u>2,968,365</u> |
| Net current assets | | <u>3,987,806</u> | <u>2,968,365</u> |
| Total assets less current liabilities | | <u>54,216,991</u> | <u>54,421,467</u> |
| Total net assets | | <u>54,216,991</u> | <u>54,421,467</u> |
| Charity funds | | | |
| Restricted funds | 19 | 2,693 | 2,693 |
| Unrestricted funds | 19 | 54,214,298 | 54,418,774 |
| | | <u>54,216,991</u> | <u>54,421,467</u> |
| Total funds | | <u>54,216,991</u> | <u>54,421,467</u> |

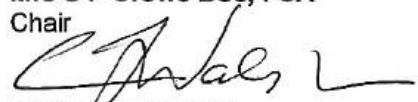
The Committee of Management acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and preparation of financial statements.

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

The financial statements were approved and authorised for issue by the Committee of Management and signed on their behalf by:



Mrs S P Crowe BSc, FCA
Chair



Mr C J Walsh MBE
Committee member



Mr W J Webb MBE, JP
Secretary

Date: 22 April 2024

The notes on pages 20 to 33 form part of these financial statements.

Ulster Garden Villages Limited

**Statement of cash flows
For the year ended 31 December 2023**

| | 2023 | 2022 |
|---|--------------------|------------------|
| | £ | £ |
| Cash flows from operating activities | | |
| Net cash used in operating activities | (3,429,770) | (2,662,859) |
| Cash flows from investing activities | | |
| Dividends, interests and rents from investments | 1,226,118 | 1,284,361 |
| Purchase of investment property | - | (4,666) |
| Proceeds from sale of investments | 5,172,781 | 2,700,141 |
| Purchase of investments | (2,609,891) | (1,497,421) |
| Net cash provided by investing activities | 3,789,008 | 2,482,415 |
| Cash flows from financing activities | | |
| Net cash provided by financing activities | - | - |
| Change in cash and cash equivalents in the year | 359,238 | (180,444) |
| Cash and cash equivalents at the beginning of the year | 499,837 | 680,281 |
| Cash and cash equivalents at the end of the year | 859,075 | 499,837 |

The notes on pages 20 to 33 form part of these financial statements

**Notes to the financial statements
For the year ended 31 December 2023**

1. Accounting policies

1.1 Basis of preparation

The financial statements have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities, the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Industrial and Provident Societies Act (Northern Ireland) 1969 and the Industrial and Provident Societies (Northern Ireland) Order 2006 as amended by the Credit Unions and Co-operative and Community Benefit Societies Act (Northern Ireland) 2016.

Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy notes.

1.2 Preparation of the accounts on a going concern basis

Having reviewed the potential income and commitments for the next 12 month period the Committee of Management are of the view that there are no material uncertainties about the Charity's ability to continue as a going concern.

1.3 Income

Income is recognised when the Charity has entitlement to the funds and it is probable that the income will be received and the amount reliably measured.

Property rents are brought into account on the basis of amounts receivable.

Investment income is reported gross before any management fees are deducted.

Interest on funds on deposit is included when receivable and the amount can be measured reliably. This is normally upon notification of the interest paid, or payable, by the bank.

1.4 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to make a payment to a third party, it is probable that settlement will be required and the amount of the obligation can be measured reliably. Expenditure is classified under the following activity headings:

- Costs of generating funds comprise investment management charges relating to investments and investment properties; and
- Expenditure on charitable activities is incurred on directly undertaking the activities which further the Ulster Garden Villages Limited's objectives, as well as any associated support costs.

All expenditure is inclusive of irrecoverable VAT.

1.5 Allocation of support costs

Support costs are those functions that assist the work of the Charity but do not directly relate to charitable activities and include administration and finance costs. An analysis of support costs is included at Note 6.

**Notes to the financial statements
For the year ended 31 December 2023**

1. Accounting policies (continued)

1.6 Investment properties (including social housing stock)

In accordance with FRS 102 the investment property portfolio is stated at fair value with all gains or impairments reported through the Statement of Financial Activities. Fair value is determined by reference to valuations carried out by appropriately qualified external valuers.

Investment properties includes housing stock held as part of the charitable activities of the Charity and from which rental income is generated.

1.7 Tangible fixed assets and depreciation

All fixed assets are initially recorded at cost or deemed cost. The cost of tangible fixed assets is their purchase cost, together with any incidental costs of acquisition.

Depreciation is charged so as to allocate the cost of tangible fixed assets less their residual value over their estimated useful lives.

Depreciation is provided on the following bases:

| | |
|---|-------|
| Land and properties (undeveloped and under development) | - Nil |
| Plant and equipment | - 20% |

1.8 Other investments

Listed investments are stated at market value, on the basis of the middle market price at the close of business. Whilst day to day management of the investment portfolio is carried on by experienced, registered investment managers (currently RBC Brewin Dolphin) the ultimate control and responsibility rests with the Committee of Management.

Unlisted equity investments are stated at fair value and all gains or losses, whether realised or unrealised, are reported through the Statement of Financial Activities.

1.9 Debtors

Other debtors are recognised at the settlement amount due less any provision for impairment.

1.10 Creditors

Short term creditors are measured at the transaction price.

1.11 Charitable Loans

Charitable loans made are initially recognised and measured at the amount paid, with the carrying amount adjusted in subsequent years to reflect repayments and adjusted, if necessary, for any impairment.

1.12 Cash at Bank

Cash at bank includes short term highly liquid investments with a short maturity of three months or less.

Notes to the financial statements
For the year ended 31 December 2023

1. Accounting policies (continued)

1.13 Financial instruments

The Charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

1.14 Fund accounting

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the Ulster Garden Villages Limited for particular purposes. The costs of raising and administering such funds are charged against the specific fund. The aim and use of each restricted fund is set out in the notes to the financial statements.

Unrestricted funds are available to spend on activities that further any of the purposes of the Charity. The Common Fund is a designated fund, being unrestricted funds of the Charity, which the Committee of Management have decided at their discretion to set aside to use for a specific purpose.

1.15 Accounting estimates and judgements

Judgements made by the Committee of Management, in the application of these accounting policies, that have significant effect on the financial statements and estimates with a significant risk of material adjustment in the next year are discussed in Note 23.

2. Legal status

The Charity is a limited company having share capital and is registered under the Industrial and Provident Societies Act (Northern Ireland) 1969 and the Industrial and Provident Societies (Northern Ireland) Order 2006 as amended by the Credit Unions and Co-operative and Community Benefit Societies Act (Northern Ireland) 2016, Reg. No. IP000083 and is registered with The Charity Commission for Northern Ireland Reg. No. NIC 101248.

3. Income from charitable activities

| | Unrestricted funds 2023 £ | Total funds 2023 £ | Total funds 2022 £ |
|-------------------------------|--|---------------------------------------|---------------------------------------|
| Rents - investment properties | 757,700 | 757,700 | 722,064 |
| Investment income | 464,780 | 464,780 | 471,692 |
| Interest receivable | 3,638 | 3,638 | 267 |
| Rents - social housing | 1,008,835 | 1,008,835 | 976,393 |
| | <u>2,234,953</u> | <u>2,234,953</u> | <u>2,170,416</u> |

Comparative figures are also included under unrestricted funds.

Ulster Garden Villages Limited

**Notes to the financial statements
For the year ended 31 December 2023**

4. Expenditure on raising funds

| | Unrestricted funds 2023 £ | Total funds 2023 £ | Total funds 2022 £ |
|--------------------------------------|--|---------------------------------------|---------------------------------------|
| Rates and service charge | 42,420 | 42,420 | 388,405 |
| Insurance | 13,301 | 13,301 | 7,660 |
| Repairs and upkeep | 28,972 | 28,972 | 75,831 |
| Collection costs | 71,939 | 71,939 | 74,220 |
| Legal and professional fees | 55,350 | 55,350 | 170,026 |
| Management fees - quoted investments | 12,661 | 12,661 | 17,095 |
| | <u>224,643</u> | <u>224,643</u> | <u>733,237</u> |

Comparative figures are also included under unrestricted funds.

5. Expenditure on charitable activities

| | Unrestricted funds 2023 £ | Total funds 2023 £ | Total funds 2022 £ |
|---|--|---------------------------------------|---------------------------------------|
| Donations (see below) | 1,562,331 | 1,562,331 | 1,018,420 |
| Social housing costs | 1,777,699 | 1,777,699 | 656,952 |
| Support costs - administration (Note 6) | 204,511 | 204,511 | 174,066 |
| | <u>3,544,541</u> | <u>3,544,541</u> | <u>1,849,438</u> |

Comparative figures are also included under unrestricted funds.

Ulster Garden Villages Limited

Notes to the financial statements For the year ended 31 December 2023

Donations (No. in brackets):

| | 2023 £ | 2022 £ |
|------------------------------------|------------------|------------------|
| People with Disabilities (8) | 251,415 | 101,849 |
| Health (11) | 181,140 | 134,932 |
| Culture and Heritage (13) | 467,029 | 163,568 |
| Education and Training Skills (14) | 351,010 | 321,027 |
| Community (15) | 311,737 | 297,044 |
| | <u>1,562,331</u> | <u>1,018,420</u> |

The donations are all made to charities or organisations falling within the above activity types. A full list of donations is disclosed in the Annual Report, a copy of which is available from the Charity's registered office.

6. Support costs - administration

| | 2023 £ | 2022 £ |
|---|----------------|----------------|
| Salaries, wages & pension contributions (Note 10) | 98,185 | 98,544 |
| Premises costs | 50,105 | 44,938 |
| Auditors' remuneration | 9,600 | 9,000 |
| Accountancy, legal and professional fees | 10,560 | 5,880 |
| Printing, stationery and postage | 13,512 | 2,533 |
| Miscellaneous | 20,748 | 11,370 |
| Interest payable | 1,801 | 1,801 |
| | <u>204,511</u> | <u>174,066</u> |

Ulster Garden Villages Limited

Notes to the financial statements For the year ended 31 December 2023

7. Net gain on investments

| | 2023 £ | 2022 £ |
|--|------------------|------------------|
| Gain / (loss) on sale of social housing properties | - | - |
| Gain / (loss) on sale of other investments | 241,532 | 349,610 |
| Realised gain / (loss) | 241,532 | 349,610 |
| Gain/(loss) on revaluation of other investments | 738,223 | (2,166,916) |
| Gain/(loss) on revaluation of investment properties (including social housing) | 350,000 | 3,804,071 |
| Unrealised gain | 1,088,223 | 1,637,155 |
| Net gain on investments | 1,329,755 | 1,986,765 |

8. Related party transactions

There were no related party transactions undertaken by the charity during the year.

At the year end there was a balance of £150,000 (2022: £150,000) due from The Somme Association. The charity and The Somme Association have a Committee Member in common.

9. Auditors' remuneration

The auditors' remuneration amounts to an auditor fee of £9,600 (2022 - £9,000), and other services (including payroll and accountancy) of £6,960 (2022 - £6,240).

10. Staff costs and emoluments

| | 2023 £ | 2022 £ |
|--|---------------|---------------|
| Wages and salaries | 89,749 | 84,709 |
| Social security costs | 3,298 | 8,768 |
| Employer's contributions to defined contribution pension schemes | 5,138 | 5,067 |
| | 98,185 | 98,544 |

Particulars of employees:

The average number of employees during the year, calculated on the basis of full-time equivalents, was as follows:

| | 2023 | 2022 |
|----------------------------|------|------|
| Number of management staff | 2 | 2 |

Ulster Garden Villages Limited

Notes to the financial statements

For the year ended 31 December 2023

No employee received remuneration of more than £60,000 during the year (2022: None).

No other Committee Member received remuneration or expenses in the year (2022: None).

The key management personnel comprises the Committee of Management Members and the Executive Director. The total employee benefits of key management personnel of the Charity was £49,676 (2022: £46,807).

11. Corporation Taxation

The Charity is exempt from tax on income and gains to the extent that these are applied to its charitable objects. At 31 December 2023 no provision for corporation tax was necessary.

12. Investment property

| | Investment property £ |
|---------------------|-----------------------------|
| Valuation | |
| At 1 January 2023 | 30,218,737 |
| Fair value movement | 350,000 |
| At 31 December 2023 | <u>30,568,737</u> |

On 8 February 2024, the Committee of Management obtained an independent professional valuation from Rory Clark (MRICS) of McConnell Chartered Surveyors, at open market valuation, of social housing, residential and commercial properties located in Newtownabbey, Whitehead and Lisburn in the sum of £18,821,237. This recognises no change in the in the overall value as reported at 31 December 2023. These properties including social housing which are held by Ulster Garden Villages Limited as part of its charitable activities of providing housing and associated amenities for persons in necessitous circumstances upon terms appropriate to their means.

On 9 February 2024 a valuation of The Residence and Apartments at William Street South, Victoria Square, Belfast was obtained from Thomas O'Doherty (MRICS) of Simon Brien Residential in the sum of £2,297,500. This recognises an increase in the value of the investment property of £50,000. A structural issue which came to light during February 2019 affecting 54 apartments owned by the charity resulted in a significant decrease in the value of the investment property of £8,639,800 which was recognised in the financial statements for the year ended 31 December 2019. Litigation commenced during 2019 whereby UGV is seeking damages in respect of this issue and as at 31 December 2023 that litigation was ongoing.

On 9 February 2024 a valuation of "The Banks", Groomsport Road, Bangor was obtained from Thomas O'Doherty (MRICS) of Simon Brien Residential in the sum of £9,450,000. This recognises an increase in the value of investment property of £300,000.

The comparable historical cost and net book value as at 31 December 2023 is £15,595,819 (2022: £15,595,819).

Ulster Garden Villages Limited

Notes to the financial statements For the year ended 31 December 2023

13. Tangible fixed assets

| | Land undeveloped £ | Plant and equipment £ | Total £ |
|--------------------------|--------------------------|-----------------------------|------------|
| Cost or valuation | | | |
| At 1 January 2023 | 100,000 | 389,871 | 489,871 |
| Disposals | (100,000) | - | (100,000) |
| At 31 December 2023 | - | 389,871 | 389,871 |
| Depreciation | | | |
| At 1 January 2023 | - | 389,870 | 389,870 |
| Charge for the year | - | 1 | 1 |
| At 31 December 2023 | - | 389,871 | 389,871 |
| Net book value | | | |
| At 31 December 2023 | - | - | - |
| At 31 December 2022 | 100,000 | 1 | 100,001 |

Ulster Garden Villages Limited

**Notes to the financial statements
For the year ended 31 December 2023**

14. Other investments

| | Listed investments £ | Unlisted investments £ | Total £ |
|--------------------------|----------------------------|------------------------------|-------------------|
| Cost or valuation | | | |
| At 1 January 2023 | 21,084,364 | 50,000 | 21,134,364 |
| Additions | 2,609,891 | - | 2,609,891 |
| Disposals | (4,822,030) | - | (4,822,030) |
| Revaluations | 738,223 | - | 738,223 |
| | <u>19,610,448</u> | <u>50,000</u> | <u>19,660,448</u> |
| At 31 December 2023 | | | |
| Net book value | | | |
| At 31 December 2023 | <u>19,610,448</u> | <u>50,000</u> | <u>19,660,448</u> |
| At 31 December 2022 | <u>21,084,364</u> | <u>50,000</u> | <u>21,134,364</u> |

15. Debtors

| | 2023 £ | 2022 £ |
|-------------------------------------|------------------|------------------|
| Due after more than one year | | |
| Other debtors | 2,301,589 | 2,133,478 |
| | <u>2,301,589</u> | <u>2,133,478</u> |
| Due within one year | | |
| Other debtors | 376,089 | 204,857 |
| Prepayments and accrued income | 105,609 | 86,735 |
| | <u>2,783,287</u> | <u>2,425,070</u> |

Ulster Garden Villages Limited

Notes to the financial statements For the year ended 31 December 2023

16. Charitable loans

| | 2023 £ | 2022 £ |
|----------------------------------|-----------------------|-----------------------|
| Due in less than one year | | |
| Loans | 779,250 | 779,250 |
| Impairment provision | (128,250) | (128,250) |
| | <u>651,000</u> | <u>651,000</u> |
| Due in more than one year | | |
| Loans | 9,000 | 13,609 |
| | <u>9,000</u> | <u>13,609</u> |
| Total loans | <u><u>660,000</u></u> | <u><u>664,609</u></u> |

In addition to outright grants, assistance may be given by way of charitable loans which carry certain conditions at the discretion of the Committee. The Committee agrees on a case by case basis as to whether a fixed charge should be secured on a particular property or other asset. Hearth Heritage Buildings Trust £500,000 (2022: £500,000) is the largest debtor.

17. Creditors: Amounts falling due within one year

| | 2023 £ | 2022 £ |
|-------------------------------------|----------------|----------------|
| Loan stock housing bonds, principal | 52,528 | 52,528 |
| Loan stock housing bonds, interest | 131,473 | 129,672 |
| Accruals and deferred income | 130,555 | 438,951 |
| | <u>314,556</u> | <u>621,151</u> |

18. Share capital

2,693 shares of £1 each fully paid (2022: 2,693).

Notes to the financial statements
For the year ended 31 December 2023

19. Statement of funds

| | Balance at 1 January 2023 £ | Income £ | Expenditure £ | Transfers in/out £ | Gains/ (Losses) £ | Balance at 31 December 2023 £ |
|-------------------------------|--------------------------------------|------------------|--------------------|--------------------------|-------------------------|---|
| Unrestricted funds | | | | | | |
| Common Fund | 18,717,870 | - | (1,562,331) | 2,000,000 | - | 19,155,539 |
| General Fund | 35,700,904 | 2,234,953 | (2,206,853) | (2,000,000) | 1,329,755 | 35,058,759 |
| | <u>54,418,774</u> | <u>2,234,953</u> | <u>(3,769,184)</u> | <u>-</u> | <u>1,329,755</u> | <u>54,214,298</u> |
| | | | | | | |
| | Balance at 1 January 2023 £ | Income £ | Expenditure £ | Transfers in/out £ | Gains/ (Losses) £ | Balance at 31 December 2023 £ |
| Restricted funds | | | | | | |
| Share Capital | 2,693 | - | - | - | - | 2,693 |
| | <u>2,693</u> | <u>-</u> | <u>-</u> | <u>-</u> | <u>-</u> | <u>2,693</u> |
| Total of funds | <u>54,421,467</u> | <u>2,234,953</u> | <u>(3,769,184)</u> | <u>-</u> | <u>1,329,755</u> | <u>54,216,991</u> |

Ulster Garden Villages Limited

**Notes to the financial statements
For the year ended 31 December 2023**

19. Statement of funds (continued)

Statement of funds - prior year

| | Balance at 1 January 2022 £ | Income £ | Expenditure £ | Transfers in/out £ | Gains/ (Losses) £ | Balance at 31 December 2022 £ |
|---------------------------|--------------------------------------|------------------|--------------------|--------------------------|-------------------------|---|
| Unrestricted funds | | | | | | |
| Common Fund | 17,736,290 | - | (1,018,420) | 2,000,000 | - | 18,717,870 |
| General Fund | 35,107,978 | 2,170,416 | (1,564,255) | (2,000,000) | 1,986,765 | 35,700,904 |
| | <u>52,844,268</u> | <u>2,170,416</u> | <u>(2,582,675)</u> | <u>-</u> | <u>1,986,765</u> | <u>54,418,774</u> |
| Share Capital | 2,693 | - | - | - | - | 2,693 |
| Total of funds | <u>52,846,961</u> | <u>2,170,416</u> | <u>(2,582,675)</u> | <u>-</u> | <u>1,986,765</u> | <u>54,421,467</u> |

Common Fund – this represents amounts set aside out of accumulated surpluses to provide grants, loans and other public benefit in furtherance of the main objectives of the Charity. In respect of this a transfer of £2,000,000 was made to the common fund during the year.

General Fund – this represents accumulated surpluses retained for the general furtherance of the charitable objectives after transfers to the Common Fund.

20. Analysis of net assets between funds

| | Unrestricted funds 2023 £ | Total funds 2023 £ | Total funds 2022 £ |
|-------------------------------|------------------------------------|-----------------------------|-----------------------------|
| Tangible fixed assets | - | - | 100,001 |
| Fixed asset investments | 19,660,448 | 19,660,448 | 21,134,364 |
| Investment property | 30,568,737 | 30,568,737 | 30,218,737 |
| Debtors | 2,783,287 | 2,783,287 | 2,425,070 |
| Charitable loans | 660,000 | 660,000 | 664,609 |
| Cash at bank and in hand | 859,075 | 859,075 | 499,837 |
| Creditors due within one year | (314,556) | (314,556) | (621,151) |
| | <u>54,216,991</u> | <u>54,216,991</u> | <u>54,421,467</u> |

Notes to the financial statements
For the year ended 31 December 2023

21. Commitments

Other Commitments

There are commitments of £4.61 million (2022: £4.17 million) to contribute to charitable projects, on which a legal or constructive obligation to make payment does not yet exist, of which £3.54 million (2022: £2.27 million) is subject to project commencement and scheduling. These commitments will be financed through the Common Fund.

22. Contingent liability

A judgement in respect of litigation relating to structural issues at a number of the charity's investment properties was issued during March 2024. The Charity was unsuccessful in its legal case for redress and the charity, along with other affected owners, is considering their position.

Remedial works to the affected properties are required. The course of action in relation to the required works is subject to further investigation and is highly uncertain at this time. The costs of the remedial work cannot therefore be reliably estimated. The affected properties have been written down to £nil in these financial statements (Note 12).

The charity expects that an application for legal costs incurred by the other parties involved in the Litigation may be made. It is not possible to reliably estimate the quantum of those costs at this time.

23. Accounting estimates and judgements

Key sources of estimation uncertainty

Valuation of investment properties – The Committee of Management obtained independent professional valuations from McConnell Chartered Surveyors Ltd and Simon Brien Residential Ltd for the properties held as at 31 December 2023. The external valuations, which are adopted in these financial statements, provided an open market valuation of the residential and commercial properties owned by Ulster Garden Villages Limited.

24. Reconciliation of net movement in funds to net cash flow from operating activities

| | 2023 £ | 2022 £ |
|--|---------------------------|---------------------------|
| Net income/expenditure for the year (as per Statement of Financial Activities) | (204,476) | 1,574,506 |
| Adjustments for: | | |
| Losses on investments | (1,329,755) | (1,986,765) |
| Dividends, interests and rents from investments | (1,226,118) | (1,284,361) |
| (Increase)/decrease in debtors | (358,217) | (1,104,144) |
| Increase/(decrease) in creditors | (311,204) | 137,905 |
| Net cash used in operating activities | <u>(3,429,770)</u> | <u>(2,662,859)</u> |

Ulster Garden Villages Limited

Notes to the financial statements For the year ended 31 December 2023

25. Analysis of cash and cash equivalents

| | 2023 £ | 2022 £ |
|--|----------------|----------------|
| Cash in hand | 859,075 | 499,837 |
| Total cash and cash equivalents | 859,075 | 499,837 |

26. Analysis of changes in net debt

| | At 1 January 2023 £ | Cash flows £ | At 31 December 2023 £ |
|--------------------------|------------------------------|-----------------|--------------------------------|
| Cash at bank and in hand | 499,837 | 359,238 | 859,075 |
| Debt due within 1 year | (52,528) | - | (52,528) |
| | 447,309 | 359,238 | 806,547 |

27. Operating lease commitments

At 31 December 2023 the Charity had commitments to make future minimum lease payments under non-cancellable operating leases as follows:

| | 2023 £ | 2022 £ |
|--|---------------|---------------|
| Land and buildings | | |
| Not later than 1 year | 24,000 | 24,000 |
| Later than 1 year and not later than 5 years | 2,000 | 26,000 |
| | 26,000 | 50,000 |

28. Post balance sheet events

During February 2024 the Charity was provided with a draft Judgement in respect of litigation that it was pursuing in relation to structural issues at a number of the Charity's investment properties. The final judgement was formally handed down in March 2024. The Charity was unsuccessful in its case for redress.

ULSTER GARDEN VILLAGES LIMITED

Northern Ireland - Charity number 101248

Accounts

Registered number: IP000083
Charity number: NIC101248

Ulster Garden Villages Limited

Committee of Management's report and financial statements

For the year ended 31 December 2022

Ulster Garden Villages Limited

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Ulster Garden Villages Limited

Reference and Administrative Details of Ulster Garden Villages Limited, its Committee of Management and Advisers For the year ended 31 December 2022

| | |
|------------------------------------|--|
| Committee of Management | Dr A S Hopkins CBE, FCA, Chairman Mr K Baird Mrs M Boyd MBE Mrs S P Crowe BSc, FCA Mr B Garrett LL.B, FCIA, Arb. Mr E Holmes OBE Dame R Johnston Mr W J Webb MBE, JP, Company Secretary Mr C J Walsh MBE |
| Company registration number | IP000083 |
| Charity registration number | NIC101248 |
| Registered office | Forestview Purdys Lane Newtownbreda Belfast BT8 7AR |
| Honorary President | Sir Desmond Lorimer, FCA |
| Executive Director | Mrs Valerie Ingram MBA, BA Hons |
| Independent auditors | ASM (B) Ltd Chartered Accountants and Statutory Auditor 4th Floor Glendinning House 6 Murray Street Belfast BT1 6DN |
| Bankers | Danske Bank PO Box 183 Donegall Square West Belfast BT1 6JS |
| Solicitors | McKees Solicitors 32-38 Linenhall Street Belfast BT2 8BG |
| Investment Advisor | Brewin Dolphin 11th Floor East Tower 8 Lanyon Plaza Belfast BT1 3LP |
| Email | admin@ulstergardenvillages.co.uk |
| Website | www.ulstergardenvillages.co.uk |

Ulster Garden Villages Limited

Committee of Management Report For the year ended 31 December 2022

The Committee of Management is pleased to present their report and financial statements for the year ended 31 December 2022.

The Financial Statements have been prepared in accordance with the accounting policies set out in the 'Notes to the Accounts' and comply with the Charity's governing documents i.e. "The Rules of Ulster Garden Villages Limited", The Charities Act (Northern Ireland) 2008 and Regulation 8 of the Charities (Accounts and Reports) Regulations (Northern Ireland) 2015, the Industrial and Provident Societies (Northern Ireland) 1969 and the Industrial and Provident Societies (Northern Ireland) Order 2006 as amended by the Credit Unions and Co-operative and Community Benefit Societies Act (Northern Ireland) 2016 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).

Who are we?

Ulster Garden Villages Limited ('The Charity') was established under the Industrial and Provident Societies Act (Northern Ireland) in 1946 with the principal objective of providing good quality housing and associated amenities for the disadvantaged and aged.

Since that time government's approach to housing has changed dramatically and in Northern Ireland the establishment of the Northern Ireland Housing Executive and the Housing Association movement has largely catered for housing needs.

In 1983, the Committee of Ulster Garden Villages Limited took the necessary steps to convert the Association into a registered charity and under its amended regulations empowered it to transfer from reserves to a Common Fund amounts to be available for such general charitable purposes, not necessarily connected with housing, as the Committee shall from time to time determine.

Ulster Garden Villages Limited is registered with the Charity Commission for Northern Ireland (NIC 101248) and with the Inland Revenue XN72342.

Ulster Garden Villages Limited

Committee of Management Report (continued) For the year ended 31 December 2022

(continued)

a. Objectives and Activities

The objectives of the Charity are:-

- a) To carry on, for the benefit of the community, the business of providing housing and any associated amenities for persons in necessitous circumstances upon terms appropriate to their means;
- b) To provide, for aged persons in need thereof, housing and any associated amenities, specially designed or adapted to meet the disabilities and requirements of such persons;
- c) To carry out such added purposes which are charitable under the law of Northern Ireland as the Charity shall from time to time determine and to use any of the Charity's funds including accumulations of past profits not required for the purposes of (a) or (b) for such charitable purposes as the Committee shall from time to time determine.

Housing and Associated Amenities

The Charity under its charitable objectives (a) and (b) provides and manages housing and property stock.

Ulster Garden Villages Limited was founded over 70 years ago and by March 1950 had built and founded Merville Garden Village, Northern Ireland's first 'Garden Village' with 450 houses, flats and shops and significantly, with Community Centre, Little Theatre and extensive gardens. The Village created a sense of community togetherness and involvement, rather than simply providing houses for those who needed accommodation.

Other developments followed at Abbots Cross, Fernagh in Whiteabbey and at new Garden Villages in Muckamore and Whitehead. Although the Charity has sold a significant proportion of the original properties, it continues to manage the estates at Merville, and Abbots Cross and provides housing and associated amenities in Newtownabbey, Whitehead and at Garvey Court, Lisburn (a development of apartments for older people). A development for the over 55s was recently completed at Bangor.

The Common Fund

In pursuit of Object (c) the Charity primarily allocates funds to, or for, projects within Northern Ireland which will have a positive impact on Northern Ireland. Funds are not given retrospectively and it is not usual to give grants for office expenses, core salaries or administrative staff salaries.

In addition to outright grants, assistance may be given by way of loans which may carry certain conditions at the discretion of the Committee. The purpose of any application must be charitable and normally the Committee will only consider requests from registered charities.

Applications for grants are made on the Ulster Garden Villages Limited application form and also require applicants to submit their most recent certified accounts. Further information is available in the 'Guidelines for Applicants' section of the Charity's website or from the registered office on request.

The Achievements and Performance Section of this Report details specific examples of the Charity acting through its Common Fund of donations to charitable ventures in the wider community for the year ending 31 December 2022.

Ulster Garden Villages Limited

Committee of Management Report (continued) For the year ended 31 December 2022

(continued)

Public Benefit Statement

The Committee of Management confirm that they have considered the Charity Commission's general guidance on public benefit when reviewing the Charity's objectives and in planning future activities and grant-making throughout the year. A copy of the Commission's guidance notes on public benefit has been issued to all members.

Ulster Garden Villages Limited operates for the public benefit with the ultimate beneficiaries being the many people supported and worked with by the charities that we fund.

The main objectives for which funds were allocated under Object (c) are:

People with Disabilities

Carers, Sheltered Accommodation, Mental and Physical Disabilities, Transport and Advice.

Health

Hospices and Hospitals, Home Nursing, Mental Health, Substance Abuse, Prevention of Disease.

Community

Youth at Risk, Rehabilitation, the Aged, Victim Support, Crime Prevention, Regeneration.

Scientific and Medical Research

To support fields of research which are not capable of total government support, particularly involving the aged, specific diseases such as Cancer and Cardiac related conditions.

Culture and Heritage

Assisting underfunded activities involving the Arts, in all its forms, and the preservation of our natural heritage. Assisting the restoration of buildings of historic or architectural interest to enable them to be rehabilitated to the use and service to the community and the conservation of artefacts.

Education and Training Skills

Promotion of life skills and independent living skills and employment and training for people with disabilities and disadvantaged people. Enhancing education and literacy skills for young people with disabilities.

Priorities

From time to time the Committee review the range of activities they are prepared to support and place special emphasis on areas that they wish to encourage.

**Committee of Management Report (continued)
For the year ended 31 December 2022**

(continued)

b. Achievements and Performance

During 2022, we awarded £1,018,420 in donations to local charities, whose work we believed would bring positive outcomes to people's lives. This support was given across Northern Ireland, supporting work which tried to alleviate disadvantage and help people in their hour of need. There was a steady stream of applications for support, and we responded to as many of these requests as possible. The donations for which funds were allocated were in line with our stated objectives of assisting people with disabilities, health, community, culture and heritage and education and skills. In considering where we provide support, we continue to favour projects which build collaboration with other funders.

Over the last few years, we have provided support to local charities providing Covid 19 support. This was in response to local needs and met the many emerging challenges. The funding included support for a number of winter appeals such as the Belfast Central Mission, Samaritans, Salvation Army and Homeplus NI, (a local charity which works with vulnerable homeless people including those sleeping rough). The efforts supported include help for migrants, asylum seekers and refugees as well as those from the local community. There is a chronic need to help people break out of the cycle of homelessness and there is increased pressure on the charities working to support the homeless. A donation of £10,000 was given to Street Soccer NI for the Homeless World Cup and weekly activities that use football to bring positive change to people's lives. The charity works with the homeless, refugees, people with addictions and more. Our longer-term commitments include funding to provide homeless people with intensive support and offer safe and secure homes to help prepare people for independent living.

The current 'cost of living' crisis has seen costs continue to increase, and people face impossible decisions as they try to live on already stretched household income. Many of those impacted are children and almost 1 in 4 children in Northern Ireland live in a family which struggles to provide for their basic needs.

One of our responses to the current crisis was to provide school meals for local children and young people. Working alongside a lead funder, the Belfast Charitable Society and several other foundations, our donation of £50,000 has to date provided over 20,000 meals for young people.

Our five-year partnership with Ulster University continued with a second annual contribution of £150,000. The 40 annual Community Scholarships have been helping to remove the financial barriers that prevent many young people from accessing higher education.

Several of our Committee members had the pleasure of meeting the first cohort of students and were able to hear at first-hand how the funding provided had afforded them a life changing opportunity. They were appreciative of the opportunity and determined to succeed and to be a significant force for change in their local communities. We were delighted to see the students representing the University so well and the opportunities of studying at Ulster are playing a key role in making sure that higher education is an option for these young people.

This year we continued to provide support for families in need and a grant of £20,000, (the first tranche of three), was given to the National Autism Society toward their 'Support for Life' range of programmes. The wide range of support provides vital help for people with autism and their families. The overarching objective of the initiative and events is to enable autistic children and adults, helping them gain vital life skills, grow their independence, and thrive and also to provide much needed help to their families. This project is a lifeline for those who are autistic and their families and helps them to cope with all the challenges that they face daily.

L'Arche, Belfast provides a supported living service for adults with a learning disability. They also have a range of outreach projects for people with learning disabilities, autism and acquired brain injury. Funding of £30,000 was given toward the purchase and installation of three new training rooms and a wooden cabin. The new facilities will accommodate 70 participants with learning disabilities and a further 24 without a learning disability providing employability skills, a thriving catering business, allotments and supported living.

Ulster Garden Villages Limited

Committee of Management Report (continued) For the year ended 31 December 2022

(continued)

Other projects supported included £50,000 for the Corrymeela Community, located in Ballycastle. Corrymeela is Northern Ireland's oldest Peace and Reconciliation community and has been in existence for over 50 years and their dedicated volunteers give over 80,000 hours of their time each year. The grant enabled much needed capital works which included the replacement and upgrade of their wastewater and sewage system at the Corrymeela Village.

We have assisted work to build awareness to those who may be affected by Haemochromatosis with funding of £43,000. Genetic Haemochromatosis (GH) is one of the most common genetic disorders and according to research affects around 1 in 113 people in Northern Ireland. It causes iron levels to build up in the blood over time, which can damage organs and joints if left untreated. The main and conventional treatment for GH involves the removal of excess iron stores through the regular removal of blood through venesection (a procedure to remove red blood cells). Haemochromatosis UK (HUK) is providing free genetic testing and counselling in communities. When HUK ran a pilot programme in Derry, they found that 1 in 10 people were found to be newly diagnosed with Genetic Haemochromatosis, based on actual testing of people's blood samples. It is often mis-stated that haemochromatosis is rare. The definition of a rare disease by the European Union is 1 in 2000. Genetic Haemochromatosis is not rare - just rarely diagnosed.

We continued to provide capital grants and some examples of these are those made to Union Theological College, 174 Macrory Centre, Open House Festival's building in Bangor, Tyrone Guthrie Arts Centre, Liberty Consortium, Derry and the Federation of Women's Institute building, Belfast.

A capital grant of £50,000 was given to one of Derry's most famed buildings, the 'A' listed St Columb's Hall located at Newmarket Street, Derry. The funding was toward necessary restoration to make the building safe and accessible and work was completed in 2022.

Other funded projects in the Northwest include the refurbishment of the Foyle Valley Railway Museum Hall, Derry who were awarded £20,000. The Museum and Centre is run by Destined Limited, which aims to empower people with learning disabilities and promotes opportunities to empower people with learning disabilities to reach their full potential. This is achieved by giving people the opportunity to volunteer and act as tour guides at the Museum along with dedicated support for daily life in all its forms.

A grant of £50,000 supported the Voice of Young People in Care's new first-of-a-kind space in Great Patrick Street, Belfast. Along with their partner organisation Include Youth, the new Centre will be the first youth building of its kind, placing 'looked after children and young people' at its heart.

The pandemic showed the adaptability and agility of the arts sector and in the year under review we provided arts and culture charities with support to re-open their theatres, performance venues and assistance to recommence live performances in all its form, right across Northern Ireland.

The digital offerings developed through necessity during the pandemic have brought new ways to reach audiences and some previously funded charities such as Carlisle Memorial are using digital immersion to combine live events in new and exciting ways.

These innovative developments are continuing and in some cases are allowing those who are most at risk and clinically vulnerable to continue to have access and enjoy Arts provision.

Support for the Chandler's House project in Rathfriland of £50,000 (the final tranche of £100,000), ensured that this heritage building was re-opened to the local community and visitors to the village. Chandler's House was originally a pair of mid-19th-century dwellings and now provides a range of community activities, with a focus on music on the ground floor, and affordable housing units above, bringing new life back to the heart of the village.

Ulster Garden Villages Limited

Committee of Management Report (continued) For the year ended 31 December 2022

(continued)

Greenshoot Productions has received support over three years toward a Community Theatre project in North Belfast. The three-year residential will create a sustainable arts project and a wide range of community theatre events in an area which typically is devoid of Arts provision of this type.

A donation of £10,000, was made as part of a three-year commitment for Keep Northern Ireland Beautiful, an independent charity dedicated to creating a cleaner, greener, and more sustainable Northern Ireland. Keep NI Beautiful achieve this by delivering on improving environmental education in every school in Northern Ireland, increasing public engagement for communities in need and raising environmental standards for the places where people spend time: where they live, work, and relax.

In providing support we look at how charities are governed, and our grants are made with conditions to ensure that they are spent appropriately and for the charitable purposes outlined by applicants.

A total of 175 meetings were held in 2022 with potential grantees. In the early part of the year and due to Covid 19 these meetings were held by virtual means. As things opened up, we were able to commence more face-to-face meetings with representatives of local charities who were seeking advice on applying for a grant. The Executive Director attended eight meetings of the Northern Ireland Funder's Forum NI and financial support of £1,500 was awarded by Ulster Garden Villages to support the work of this collaborative body.

c. Financial Review

This year's Accounts follow the format required by the Financial Reporting Standard applicable in the UK and the Republic of Ireland (FRS 102) and Accounting and Reporting by Charities: Statement of Recommended Practice.

The Charity continues to enjoy a strong financial position with a surplus for the year of £1.57 million. Charitable donations of just over £1m were paid during the year. On the housing front, net rental income also increased by £248,000. Given the age of our properties, we have continued to invest substantially in refurbishments following vacant possession and are currently in the final stages of major refurbishment works at Merville Garden Village, located in a conservation area in Newtownabbey. Merville has once again won the 'Northern Ireland Amenity Council's Best Kept Large Housing Award' and the judges praised the well-maintained open spaces, highlighting the centrally located tree lined walkway where new young trees have recently planted. The residents were highly praised for their pride in the place they live, as there was an absence of litter and graffiti, and many had shown initiative with attractive planting and floral enhancements at the front of their properties.

There were no properties sold during the year under review. Rents were not increased during the pandemic and were increased by RPI in 2022.

We are pleased to report that our development of apartments at The Banks, Groomsport Road, Bangor is now a flourishing and vibrant community. In December 2022, we held a social gathering for the residents with over 40 people attending. Other meetings were held throughout the year, and these were generally held outdoors. Several new residents moved into The Banks in 2022 and have settled in well and are enjoying their new homes with stunning views by the sea.

The Balance Sheet demonstrates that the financial position of Ulster Garden Villages Ltd continues to be robust. The ongoing substantial investment in our properties is reflected in an uplift in their professional market valuation of £3.8 million. In spite of the volatility in the financial markets the year end market value of our quoted investments was £21,084,364 showing an excess over historical costs of £7,956,394. The Association remains well placed to meet our substantial forward commitments to charities and to make a significant contribution to the work of the voluntary sector and the people they serve in Northern Ireland.

Ulster Garden Villages Limited

Committee of Management Report (continued) For the year ended 31 December 2022

(continued)

d. Investments

The purpose of the Charity's investment policy is to generate funds for our grant-making and the main sources are rental income from the ownership of investment properties and dividends and interest from a diversified investment portfolio.

A formal investment policy statement has been agreed between the portfolio manager and Ulster Garden Villages Ltd which outlines its general goals, objectives and exclusions and describes the strategies that the manager and Ulster Garden Villages Limited will employ to meet these objectives. The policy is reviewed by the Committee of Management on a regular basis.

e. Reserves and Going Concern

At 31 December 2022 free reserves in the form of the General Fund amounted to £35,700,904 (2021: £35,107,978). Other unrestricted reserves, designated by the Committee as the Common Fund and which represents surpluses set aside to provide grants, loans and other public benefit in furtherance of the objectives of the Charity amounted to £18,717,870 (2021: £17,736,290). During the year the Committee of Management transferred £2,000,000 from the General Fund to the Common Fund. The Charity had no restricted reserves at 31 December 2022 except share capital amounting to £2,693 (2021: £2,693).

The Committee of Management regularly monitors the level of reserves, having regard to the risk management review and currently considers reserves to be adequate to meet the needs of the Charity.

Having reviewed future commitments over the next 12-18 months the Committee of Management is of the opinion that the financial statements can be prepared on a going concern basis.

Ulster Garden Villages Limited

Committee of Management Report (continued) For the year ended 31 December 2022

(continued)

f. Structure, Governance and Management

Committee of Management

The Rules of Ulster Garden Villages Ltd lay down the constitutional provisions for the Charity and the Committee of Management (The Trustees, in terms of Charity Law). The membership of the Committee requires nomination from within the membership of the Charity, election by the Members and the retirement of one-third of the Committee each year. Such members may offer themselves for re-election at the Annual General Meeting. Dr. A.S. Hopkins, Mr. K. Baird, Mrs. M. Boyd, Dame Rotha Johnston, Mrs. S.P. Crowe, Mr. B. Garrett, Mr. E. Holmes, Mr. Colin Walsh, and Mr. W.J. Webb served during the year. As per the Rules of Ulster Garden Villages Limited, Mrs. M Boyd, Mr. E Holmes and Mr. W. J. Webb retire and being eligible, offer themselves for re-election at the Annual General Meeting.

Committee Members - Induction and Training

There were no new Committee members appointed during the year. Committee Members understand their roles individually and collectively in relation to their legal duties, the stewardship of assets and the provisions of the governing document. Copies of the 'Running your Charity: support for Trustees on key aspects of running your charity effectively' as advised by the Charity Commission for Northern Ireland have been issued to members.

In addition, all members are aware of their responsibilities under Company Law, as Directors and Charity Law. Those who serve abide by the 'Rules of Ulster Garden Villages Limited' and the Committee Members also receive updates and training through briefing notes and meetings. Annual Returns were made in 2022 to the Charity Commission for Northern Ireland and the Financial Conduct Authority. Conflicts of interest and related party transactions are reported at Committee of Management meetings and reflected in the minutes and annual returns.

During the year under review, five Committee Meetings were held, the majority of which were held in person, with an option to members to attend on a virtual basis and approved previously by Special Resolution. At these meetings, the Committee agreed on a broad strategy and areas of significant activity for the Association. At present the Committee has nine members with significant experience of the public, private and voluntary sectors of Northern Ireland. The Executive Director also attends the meetings but has no voting rights. Additional meetings were held for the purpose of planning, property portfolio matters and audit. Policy and Strategic Planning is determined by the Committee with the implementation thereof being the responsibility of the Executive Director.

The Committee met with RBC Brewin Dolphin in December 2022 to review the investment policy and current market trends and economy forecasts relative to the investment portfolio.

A register of interests is held by the Charity's registered office and a copy of this is submitted annually to the Financial Conduct Authority. All Committee members must declare any perceived or actual conflicts of interest and take no part in making recommendations relating to organisations/projects in which they have an involvement.

Pay and Remuneration

The average number of employees during the year calculated on the basis of full-time equivalents was 2. Salaries are reviewed annually by the Committee and no employee received remuneration of more than £60,000 during the year (2021: None). No Committee Member received remuneration or expenses in the year (2021: None). The key management personnel comprises the Committee of Management Members and the Executive Director. The total employee benefits of key management personnel was £46,807 (2021: £43,273).

Committee of Management Report (continued)
For the year ended 31 December 2022

(continued)

g. Key Risks and Uncertainties

The Committee has reviewed the major risks to which the Charity is exposed. This involves identifying the types of risks the Charity faces, prioritising them in terms of impact and likelihood of occurrence and identifying means of mitigating the risks. The Committee has reviewed the effectiveness of the Charity's system of internal financial control and is responsible for establishing and operating detailed control and reporting procedures. The systems of control are designed to provide reasonable but not absolute assurance against material misstatement and loss. The Audit Committee monitors financial reporting and provides a forum through which the Charity's auditors report to the Committee of Management.

h. Plans for future periods

The Committee carries out a continuous review of the Charity's activities and current plans do not envisage a departure from the present objectives and activities. We will continue to look at where Ulster Garden Villages Limited is best placed to provide support. This will include reviewing our grant-making and continuing to work with our charity and funding partners.

Ulster Garden Villages Limited

Committee of Management Report (continued) For the year ended 31 December 2022

Statement of Committee of Management's responsibilities

The Committee of Management are responsible for preparing the Committee of Management's report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The Charities Act (Northern Ireland) 2008 and Regulation 8 of the Charities (Accounts and Reports) Regulations (Northern Ireland) 2015, the Industrial and Provident Societies (Northern Ireland) 1969 and the Industrial and Provident Societies (Northern Ireland) Order 2006 as amended by the Credit Unions and Co-operative and Community Benefit Societies Act (Northern Ireland) 2016 requires the Committee of Management to prepare financial statements for each financial . Under the relevant legislation, the Committee of Management 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 Ulster Garden Villages Limited and of its incoming resources and application of resources, including its income and expenditure, for that period. In preparing these financial statements, the Committee of Management are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles of the Charities SORP (FRS 102);
- make judgments and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards (FRS 102) have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Ulster Garden Villages Limited will continue in business.

The Committee of Management are responsible for keeping adequate accounting records that are sufficient to show and explain the Ulster Garden Villages Limited's transactions and disclose with reasonable accuracy at any time the financial position of Ulster Garden Villages Limited and enable them to ensure that the financial statements comply with the requirements of The Charities Act (Northern Ireland) 2008 and Regulation 8 of the Charities (Accounts and Reports) Regulations (Northern Ireland) 2015, the Industrial and Provident Societies (Northern Ireland) 1969 and the Industrial and Provident Societies (Northern Ireland) Order 2006 as amended by the Credit Unions and Co-operative and Community Benefit Societies Act (Northern Ireland) 2016. They are also responsible for safeguarding the assets of Ulster Garden Villages Limited and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Disclosure of information to auditors

In so far as the Committee of Management is aware at the time of approving our Committee of Management's annual report:

- there is no relevant information, being information needed by the auditor in connection with preparing their report, of which the group's auditor is unaware, and
- the Committee of Management, having made enquiries of fellow directors and the auditor that they ought to have individually taken, have each taken all steps that he/she is obliged to take as a director in order to make themselves aware of any relevant audit information and to establish that the auditor is aware of that information.

Ulster Garden Villages Limited

Committee of Management Report (continued)
For the year ended 31 December 2022

Auditors

The auditors, ASM (B) Ltd, have indicated their willingness to continue in office. The Committee of Management will propose a motion reappointing the auditors at the AGM.

Approved by order of the members of the board of Committee of Management and signed on their behalf by:



Dr A S Hopkins CBE

Date: 21 March 2023

Ulster Garden Villages Limited

Independent auditors' report to the Committee of Management of Ulster Garden Villages Limited

Opinion

We have audited the financial statements of Ulster Garden Villages Limited ('the Charity') for the year ended 31 December 2022 which comprise the Statement of financial activities, the Balance sheet, the Statement of cash flows and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 December 2022 and of its incoming resources and application of resources, including its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of The Charities Act (Northern Ireland) 2008 and Regulation 8 of the Charities (Accounts and Reports) Regulations (Northern Ireland) 2015, the Industrial and Provident Societies (Northern Ireland) 1969 and the Industrial and Provident Societies (Northern Ireland) Order 2006 as amended by the Credit Unions and Co-operative and Community Benefit Societies Act (Northern Ireland) 2016.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the charitable company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the United Kingdom, including the Financial Reporting Council's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Going Concern

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

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

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

Ulster Garden Villages Limited

Independent auditors' report to the Committee of Management of Ulster Garden Villages Limited (continued)

Other information

The other information comprises the information included in the Annual report other than the financial statements and our Auditors' report thereon. The Committee of Management are responsible for the other information contained within the Annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinions on other matters prescribed by The Charities Act (Northern Ireland) 2008 and Regulation 8 of the Charities (Accounts and Reports) Regulations (Northern Ireland) 2015, the Industrial and Provident Societies (Northern Ireland) 1969 and the Industrial and Provident Societies (Northern Ireland) Order 2006 as amended by the Credit Unions and Co-operative and Community Benefit Societies Act (Northern Ireland) 2016

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

- the information given in the Committee of Management Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Committee of Management report has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of our knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the Committee of Management report.

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

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

**Independent auditors' report to the Committee of Management of Ulster Garden Villages Limited
(continued)**

Responsibilities of the Committee of Management

As explained more fully in the Trustees' responsibilities statement, the Committee of Management are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Committee of Management determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Committee of Management are responsible for assessing the charitable company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Committee of Management either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

Auditors' responsibilities for the audit of the financial statements

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

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

We gained an understanding of the legal and regulatory framework applicable to the Charity and the industry in which they operate, and considered the risk of acts by the Charity that were contrary to applicable laws and regulations, including fraud. We considered the opportunities and incentives that may exist within the Charity for fraud and identified the greatest potential for fraud in the following areas: management override of controls.

We designed audit procedures to respond to these risks, recognising that the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery or intentional misrepresentations, or through collusion. Our audit procedures included: enquiries of management about their own identification and assessment of risks of irregularities, testing the design and implementation of controls relating to the risk and sample testing of journals posted during the year.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our Auditors' report.

Ulster Garden Villages Limited

**Independent auditors' report to the Committee of Management of Ulster Garden Villages Limited
(continued)**

Use of our report

This report is made solely to the charitable company's members, as a body, in accordance with Section 65 of the Charities Act (Northern Ireland) 2008 and Regulation 8 of the Charities (Accounts and Reports) Regulations (Northern Ireland) 2015 and Section 43 of the Industrial and Provident Societies (Northern Ireland) 1969 and the Industrial and Provident Societies (Northern Ireland) Order 2006 as amended by the Credit Unions and Co-operative and Community Benefit Societies Act (Northern Ireland) 2016. Our audit work has been undertaken so that we might state to the charitable company's members those matters we are required to state to them in an Auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charitable company and its members, as a body, for our audit work, for this report, or for the opinions we have formed.



Brian Clerkin (Senior statutory auditor)

for and on behalf of
ASM (B) Ltd

Chartered Accountants and Statutory Auditor

4th Floor

Glendinning House

6 Murray Street

Belfast

BT1 6DN

21 March 2023

ASM (B) Ltd are eligible to act as auditors in terms of section 1212 of the Companies Act 2006.

Ulster Garden Villages Limited

Statement of financial activities (incorporating income and expenditure account)
For the year ended 31 December 2022

| | Note | Unrestricted funds 2022 £ | Restricted funds (Share Capital) 2022 £ | Total funds 2022 £ | Total funds 2021 £ |
|------------------------------------|------|------------------------------------|---|-----------------------------|-----------------------------|
| Income from: | | | | | |
| Charitable activities | 3 | 2,260,754 | - | 2,260,754 | 2,012,715 |
| Total income | | 2,260,754 | - | 2,260,754 | 2,012,715 |
| Expenditure on: | | | | | |
| Raising funds | 4 | 823,575 | - | 823,575 | 715,697 |
| Charitable activities | 5 | 1,849,438 | - | 1,849,438 | 2,064,085 |
| Total expenditure | | 2,673,013 | - | 2,673,013 | 2,779,782 |
| Net gains on investments | 7 | 1,986,765 | - | 1,986,765 | 3,549,110 |
| Net movement in funds | | 1,574,506 | - | 1,574,506 | 2,782,043 |
| Reconciliation of funds: | | | | | |
| Total funds brought forward | | 52,844,268 | 2,693 | 52,846,961 | 50,064,918 |
| Net movement in funds | | 1,574,506 | - | 1,574,506 | 2,782,043 |
| Total funds carried forward | | 54,418,774 | 2,693 | 54,421,467 | 52,846,961 |

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

The notes on pages 21 to 34 form part of these financial statements.

Ulster Garden Villages Limited
Registered number: IP000083

Balance sheet
As at 31 December 2022

| | Note | 2022 £ | 2021 £ |
|--|------|-------------------|-------------------|
| Fixed assets | | | |
| Tangible assets | 13 | 100,001 | 100,001 |
| Investments | 14 | 21,134,364 | 24,154,353 |
| Investment property | 12 | 30,218,737 | 26,410,000 |
| | | <u>51,453,102</u> | <u>50,664,354</u> |
| Current assets | | | |
| Debtors | 15 | 2,425,070 | 1,320,963 |
| Charitable loans | 16 | 664,609 | 664,609 |
| Cash at bank and in hand | 25 | 499,837 | 680,281 |
| | | <u>3,589,516</u> | <u>2,665,853</u> |
| Creditors: amounts falling due within one year | 17 | (621,151) | (483,246) |
| Net current assets | | <u>2,968,365</u> | <u>2,182,607</u> |
| Total assets less current liabilities | | <u>54,421,467</u> | <u>52,846,961</u> |
| Total net assets | | <u>54,421,467</u> | <u>52,846,961</u> |
| Charity funds | | | |
| Restricted funds | 19 | 2,693 | 2,693 |
| Unrestricted funds | 19 | 54,418,774 | 52,844,268 |
| Total funds | | <u>54,421,467</u> | <u>52,846,961</u> |

The Committee of Management acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and preparation of financial statements.

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

The financial statements were approved and authorised for issue by the Committee of Management and signed on their behalf by:

Dr A S Hopkins CBE
Chairman



Mr W J Webb MBE, JP
Secretary



Mrs S P Crowe BSc, FCA
Committee member



Date: 21 March 2023

The notes on pages 20 to 33 form part of these financial statements.

Ulster Garden Villages Limited

Statement of cash flows
For the year ended 31 December 2022

| | 2022 £ | 2021 £ |
|---|------------------|------------------|
| Cash flows from operating activities | | |
| Net cash used in operating activities (Note 24) | (2,662,859) | (2,207,710) |
| Cash flows from investing activities | | |
| Dividends, interests and rents from investments | 1,284,361 | 1,134,738 |
| Proceeds from the sale of investment property | - | 78,175 |
| Purchase of investment property | (4,666) | (71,862) |
| Proceeds from sale of investments | 2,700,141 | 1,942,352 |
| Purchase of investments | (1,497,421) | (839,884) |
| Net cash provided by investing activities | 2,482,415 | 2,243,519 |
| Cash flows from financing activities | | |
| Net cash provided by financing activities | - | - |
| Change in cash and cash equivalents in the year | (180,444) | 35,809 |
| Cash and cash equivalents at the beginning of the year | 680,281 | 644,472 |
| Cash and cash equivalents at the end of the year | 499,837 | 680,281 |

The notes on pages 20 to 33 form part of these financial statements

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

1. Accounting policies

1.1 Basis of preparation

The financial statements have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities, the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Industrial and Provident Societies Act (Northern Ireland) 1969 and the Industrial and Provident Societies (Northern Ireland) Order 2006 as amended by the Credit Unions and Co-operative and Community Benefit Societies Act (Northern Ireland) 2016.

Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy notes.

1.2 Preparation of the accounts on a going concern basis

Having reviewed the potential income and commitments for the next 12 month period the Committee of Management are of the view that there are no material uncertainties about the Charity's ability to continue as a going concern.

1.3 Income

Income is recognised when the Charity has entitlement to the funds and it is probable that the income will be received and the amount reliably measured.

Property rents are brought into account on the basis of amounts receivable.

Investment income is reported gross before any management fees are deducted.

Interest on funds on deposit is included when receivable and the amount can be measured reliably. This is normally upon notification of the interest paid, or payable, by the bank.

1.4 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to make a payment to a third party, it is probable that settlement will be required and the amount of the obligation can be measured reliably. Expenditure is classified under the following activity headings:

- Costs of generating funds comprise investment management charges relating to investments and investment properties; and
- Expenditure on charitable activities is incurred on directly undertaking the activities which further the Ulster Garden Villages Limited's objectives, as well as any associated support costs.

All expenditure is inclusive of irrecoverable VAT.

1.5 Allocation of support costs

Support costs are those functions that assist the work of the Charity but do not directly relate to charitable activities and include administration and finance costs. An analysis of support costs is included at Note 6.

Notes to the financial statements
For the year ended 31 December 2022

1. Accounting policies (continued)

1.6 Investment properties (including social housing stock)

In accordance with FRS 102 the investment property portfolio is stated at fair value with all gains or impairments reported through the Statement of Financial Activities. Fair value is determined by reference to valuations carried out by appropriately qualified external valuers.

Investment properties includes housing stock held as part of the charitable activities of the Charity and from which rental income is generated.

1.7 Tangible fixed assets and depreciation

All fixed assets are initially recorded at cost or deemed cost. The cost of tangible fixed assets is their purchase cost, together with any incidental costs of acquisition.

Depreciation is charged so as to allocate the cost of tangible fixed assets less their residual value over their estimated useful lives.

Depreciation is provided on the following bases:

| | |
|---|-------|
| Land and properties (undeveloped and under development) | - Nil |
| Plant and equipment | - 20% |

1.8 Other investments

Listed investments are stated at market value, on the basis of the middle market price at the close of business. Whilst day to day management of the investment portfolio is carried on by experienced, registered investment managers (currently RBC Brewin Dolphin) the ultimate control and responsibility rests with the Committee of Management.

Unlisted equity investments are stated at fair value and all gains or losses, whether realised or unrealised, are reported through the Statement of Financial Activities.

1.9 Debtors

Other debtors are recognised at the settlement amount due less any provision for impairment.

1.10 Creditors

Short term creditors are measured at the transaction price.

1.11 Charitable Loans

Charitable loans made are initially recognised and measured at the amount paid, with the carrying amount adjusted in subsequent years to reflect repayments and adjusted, if necessary, for any impairment.

1.12 Cash at Bank

Cash at bank includes short term highly liquid investments with a short maturity of three months or less.

Ulster Garden Villages Limited

Notes to the financial statements For the year ended 31 December 2022

1. Accounting policies (continued)

1.13 Financial instruments

The Charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

1.14 Fund accounting

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the Ulster Garden Villages Limited for particular purposes. The costs of raising and administering such funds are charged against the specific fund. The aim and use of each restricted fund is set out in the notes to the financial statements.

Unrestricted funds are available to spend on activities that further any of the purposes of the Charity. The Common Fund is a designated fund, being unrestricted funds of the Charity, which the Committee of Management have decided at their discretion to set aside to use for a specific purpose.

1.15 Accounting estimates and judgements

Judgements made by the Committee of Management, in the application of these accounting policies, that have significant effect on the financial statements and estimates with a significant risk of material adjustment in the next year are discussed in Note 23.

2. Legal status

The Charity is a limited company having share capital and is registered under the Industrial and Provident Societies Act (Northern Ireland) 1969 and the Industrial and Provident Societies (Northern Ireland) Order 2006 as amended by the Credit Unions and Co-operative and Community Benefit Societies Act (Northern Ireland) 2016, Reg. No. IP000083 and is registered with The Charity Commission for Northern Ireland Reg. No. NIC 101248.

3. Income from charitable activities

| | Unrestricted funds 2022 £ | Total funds 2022 £ | Total funds 2021 £ |
|-------------------------------|------------------------------------|-----------------------------|-----------------------------|
| Rents - investment properties | 812,402 | 812,402 | 646,623 |
| Investment income | 471,692 | 471,692 | 471,572 |
| Interest receivable | 267 | 267 | 92 |
| Rents - social housing | 976,393 | 976,393 | 894,428 |
| | <u>2,260,754</u> | <u>2,260,754</u> | <u>2,012,715</u> |

Comparative figures are also included under unrestricted funds.

Ulster Garden Villages Limited

Notes to the financial statements
For the year ended 31 December 2022

4. Expenditure on raising funds

| | Unrestricted funds 2022 £ | Total funds 2022 £ | Total funds 2021 £ |
|--------------------------------------|------------------------------------|-----------------------------|-----------------------------|
| Rates and service charge | 388,405 | 388,405 | 345,352 |
| Insurance | 7,660 | 7,660 | 15,369 |
| Repairs and upkeep | 75,831 | 75,831 | 236,716 |
| Collection costs | 74,220 | 74,220 | 69,456 |
| Legal and professional fees | 260,364 | 260,364 | 34,404 |
| Management fees - quoted investments | 17,095 | 17,095 | 14,400 |
| | <u>823,575</u> | <u>823,575</u> | <u>715,697</u> |

Comparative figures are also included under unrestricted funds.

5. Expenditure on charitable activities

| | Unrestricted funds 2022 £ | Total funds 2022 £ | Total funds 2021 £ |
|---|------------------------------------|-----------------------------|-----------------------------|
| Donations (see below) | 1,018,420 | 1,018,420 | 1,269,914 |
| Social housing costs | 656,952 | 656,952 | 632,891 |
| Support costs - administration (Note 6) | 174,066 | 174,066 | 161,280 |
| | <u>1,849,438</u> | <u>1,849,438</u> | <u>2,064,085</u> |

Comparative figures are also included under unrestricted funds.

| | 2022 £ | 2021 £ |
|-------------------------------------|------------------|------------------|
| Donations (No. in brackets): | | |
| People with Disabilities (8) | 101,849 | 31,500 |
| Health (11) | 134,932 | 67,000 |
| Community (15) | 297,044 | 867,310 |
| Culture and Heritage (13) | 163,568 | 65,000 |
| Education and Training Skills (14) | 321,027 | 239,104 |
| | <u>1,018,420</u> | <u>1,269,914</u> |

Ulster Garden Villages Limited

Notes to the financial statements For the year ended 31 December 2022

The donations are all made to charities or organisations falling within the above activity types. A full list of donations is disclosed in the Annual Report, a copy of which is available from the Charity's registered office.

6. Support costs - administration

| | 2022 £ | 2021 £ |
|---|----------------|----------------|
| Salaries, wages & pension contributions (Note 10) | 98,544 | 94,406 |
| Premises costs | 44,938 | 38,801 |
| Auditors' remuneration | 9,000 | 8,760 |
| Accountancy, legal and other professional fees | 5,880 | 8,544 |
| Printing, stationery and postage | 2,533 | 2,339 |
| Miscellaneous | 11,370 | 6,629 |
| Interest payable | 1,801 | 1,801 |
| | <u>174,066</u> | <u>161,280</u> |

7. Net gain on investments

| | 2022 £ | 2021 £ |
|--|------------------|------------------|
| Gain / (loss) on sale of social housing properties | - | 3,175 |
| Gain / (loss) on sale of other investments | 349,610 | 241,293 |
| Realised gain / (loss) | <u>349,610</u> | <u>244,468</u> |
| Gain/(loss) on revaluation of other investments | (2,166,916) | 2,926,879 |
| Gain/(loss) on revaluation of investment properties (including social housing) | 3,804,071 | 377,763 |
| Unrealised gain | <u>1,637,155</u> | <u>3,304,642</u> |
| Net gain on investments | <u>1,986,765</u> | <u>3,549,110</u> |

8. Related party transactions

There were no related party transactions undertaken by the charity during the year.

At the year end there was a balance of £150,000 (2021: £150,000) due from The Somme Association. The charity and The Somme Association have a Committee Member in common.

9. Auditors' remuneration

The auditors' remuneration amounts to an auditor fee of £9,000 (2021 - £8,760), and other services (including payroll and accountancy) of £6,240 (2021 - £4,320).

Ulster Garden Villages Limited

Notes to the financial statements For the year ended 31 December 2022

10. Staff costs and emoluments

| | 2022 £ | 2021 £ |
|--|---------------|---------------|
| Wages and salaries | 84,709 | 81,704 |
| Social security costs | 8,768 | 7,871 |
| Employer's contributions to defined contribution pension schemes | 5,067 | 4,831 |
| | <u>98,544</u> | <u>94,406</u> |

Particulars of employees:

The average number of employees during the year, calculated on the basis of full-time equivalents, was as follows:

| | 2022 | 2021 |
|----------------------------|----------|----------|
| Number of management staff | <u>2</u> | <u>2</u> |

No employee received remuneration of more than £60,000 during the year (2021: None).

No other Committee Member received remuneration or expenses in the year (2021: None).

The key management personnel comprises the Committee of Management Members and the Executive Director. The total employee benefits of key management personnel of the Charity was £46,807 (2021: £43,273).

11. Corporation Taxation

The Charity is exempt from tax on income and gains to the extent that these are applied to its charitable objects. At 31 December 2022 no provision for corporation tax was necessary.

Ulster Garden Villages Limited

Notes to the financial statements For the year ended 31 December 2022

12. Investment property

| | Investment property £ |
|---------------------|-----------------------------|
| Valuation | |
| At 1 January 2022 | 26,410,000 |
| Fair value movement | 3,804,071 |
| Additions | 4,666 |
| | <hr/> |
| At 31 December 2022 | 30,218,737 |
| | <hr/> <hr/> |

On 12 January 2023, the Committee of Management obtained an independent professional valuation from Rory Clark (MRICS) and Caroline McKillen (MRICS) of McConnell Chartered Surveyors, at open market valuation, of social housing, residential and commercial properties located in Newtownabbey, Whitehead and Lisburn in the sum of £18,821,237. This recognises an increase in the value of investment property of £3,421,238. These properties including social housing which are held by Ulster Garden Villages Limited as part of its charitable activities of providing housing and associated amenities for persons in necessitous circumstances upon terms appropriate to their means.

On 14 December 2022 a valuation of The Residence and Apartments at William Street South, Victoria Square, Belfast was obtained from Thomas O'Doherty (MRICS) of Simon Brien Residential in the sum of £2,247,500. This recognises an increase in the value of the investment property of £237,500. A structural issue which came to light during February 2019 affecting 54 apartments owned by the charity resulted in a significant decrease in the value of the investment property of £8,639,800 which was recognised in the financial statements for the year ended 31 December 2019. Litigation commenced during 2019 whereby UGV is seeking damages in respect of this issue and as at 31 December 2022 that litigation was ongoing.

On 14 December 2022 a valuation of "The Banks", Groomsport Road, Bangor was obtained from Thomas O'Doherty (MRICS) of Simon Brien Residential in the sum of £9,150,000. This recognises an increase in the value of investment property of £145,334.

The comparable historical cost and net book value as at 31 December 2022 is £15,595,819 (2021: £15,591,153).

Ulster Garden Villages Limited

Notes to the financial statements
For the year ended 31 December 2022

13. Tangible fixed assets

| | Land undeveloped £ | Plant and equipment £ | Total £ |
|--------------------------|--------------------------|-----------------------------|----------------|
| Cost or valuation | | | |
| At 1 January 2022 | 100,000 | 389,871 | 489,871 |
| At 31 December 2022 | <u>100,000</u> | <u>389,871</u> | <u>489,871</u> |
| Depreciation | | | |
| At 1 January 2022 | - | 389,870 | 389,870 |
| At 31 December 2022 | <u>-</u> | <u>389,870</u> | <u>389,870</u> |
| Net book value | | | |
| At 31 December 2022 | <u>100,000</u> | <u>1</u> | <u>100,001</u> |
| At 31 December 2021 | <u>100,000</u> | <u>1</u> | <u>100,001</u> |

Ulster Garden Villages Limited

Notes to the financial statements
For the year ended 31 December 2022

14. Other investments

| | Listed investments £ | Unlisted investments £ | Total £ |
|--------------------------|----------------------------|------------------------------|-------------------|
| Cost or valuation | | | |
| At 1 January 2022 | 24,104,353 | 50,000 | 24,154,353 |
| Additions | 1,497,458 | - | 1,497,458 |
| Disposals | (2,350,531) | - | (2,350,531) |
| Revaluations | (2,166,916) | - | (2,166,916) |
| At 31 December 2022 | <u>21,084,364</u> | <u>50,000</u> | <u>21,134,364</u> |
| Net book value | | | |
| At 31 December 2022 | <u>21,084,364</u> | <u>50,000</u> | <u>21,134,364</u> |
| At 31 December 2021 | <u>24,104,353</u> | <u>50,000</u> | <u>24,154,353</u> |

15. Debtors

| | 2022 £ | 2021 £ |
|-------------------------------------|------------------|------------------|
| Due after more than one year | | |
| Other debtors | 2,133,478 | 1,251,000 |
| | <u>2,133,478</u> | <u>1,251,000</u> |
| Due within one year | | |
| Other debtors | 204,857 | 7,238 |
| Prepayments and accrued income | 86,735 | 62,725 |
| | <u>2,425,070</u> | <u>1,320,963</u> |

Ulster Garden Villages Limited

Notes to the financial statements For the year ended 31 December 2022

16. Charitable loans

| | 2022 £ | 2021 £ |
|----------------------------------|-----------------------|-----------------------|
| Due in less than one year | | |
| Loans | 779,250 | 779,250 |
| Impairment provision | (128,250) | (128,250) |
| | <u>651,000</u> | <u>651,000</u> |
| Due in more than one year | | |
| Loans | 13,609 | 13,609 |
| | <u>13,609</u> | <u>13,609</u> |
| Total loans | <u><u>664,609</u></u> | <u><u>664,609</u></u> |

In addition to outright grants, assistance may be given by way of charitable loans which carry certain conditions at the discretion of the Committee. The Committee agrees on a case by case basis as to whether a fixed charge should be secured on a particular property or other asset. Hearth Heritage Buildings Trust £500,000 (2021: £500,000) is the largest debtor.

17. Creditors: Amounts falling due within one year

| | 2022 £ | 2021 £ |
|-------------------------------------|----------------|----------------|
| Loan stock housing bonds, principal | 52,528 | 52,528 |
| Loan stock housing bonds, interest | 129,672 | 127,871 |
| Accruals and deferred income | 438,951 | 302,847 |
| | <u>621,151</u> | <u>483,246</u> |

18. Share capital

2,693 shares of £1 each fully paid (2021: 2,693).

Ulster Garden Villages Limited

Notes to the financial statements
For the year ended 31 December 2022

19. Statement of funds

| | Balance at 1 January 2022 £ | Income £ | Expenditure £ | Transfers in/out £ | Gains/ (Losses) £ | Balance at 31 December 2022 £ |
|---------------------------|--------------------------------------|------------------|--------------------|--------------------------|-------------------------|---|
| Unrestricted funds | | | | | | |
| Common Fund | 17,736,290 | - | (1,018,420) | 2,000,000 | - | 18,717,870 |
| General Fund | 35,107,978 | 2,260,754 | (1,654,593) | (2,000,000) | 1,986,765 | 35,700,904 |
| | <u>52,844,268</u> | <u>2,260,754</u> | <u>(2,673,013)</u> | <u>-</u> | <u>1,986,765</u> | <u>54,418,774</u> |
| Restricted funds | | | | | | |
| Share Capital | 2,693 | - | - | - | - | 2,693 |
| Total of funds | <u>52,846,961</u> | <u>2,260,754</u> | <u>(2,673,013)</u> | <u>-</u> | <u>1,986,765</u> | <u>54,421,467</u> |

Ulster Garden Villages Limited

Notes to the financial statements
For the year ended 31 December 2022

19. Statement of funds (continued)

Statement of funds - prior year

| | Balance at 1 January 2021 £ | Income £ | Expenditure £ | Transfers in/out £ | Gains/ (Losses) £ | Balance at 31 December 2021 £ |
|-------------------------------|--------------------------------------|-------------------------|---------------------------|--------------------------|-------------------------|---|
| Unrestricted funds | | | | | | |
| Common Fund | 17,006,204 | - | (1,269,914) | 2,000,000 | - | 17,736,290 |
| General Fund | 33,056,022 | 2,012,715 | (1,509,869) | (2,000,000) | 3,549,110 | 35,107,978 |
| | <u>50,062,226</u> | <u>2,012,715</u> | <u>(2,779,783)</u> | <u>-</u> | <u>3,549,110</u> | <u>52,844,268</u> |
| Share Capital | <u>2,696</u> | <u>-</u> | <u>-</u> | <u>(3)</u> | <u>-</u> | <u>2,693</u> |
| Total of funds | <u><u>50,064,922</u></u> | <u><u>2,012,715</u></u> | <u><u>(2,779,783)</u></u> | <u><u>(3)</u></u> | <u><u>3,549,110</u></u> | <u><u>52,846,961</u></u> |

Common Fund – this represents amounts set aside out of accumulated surpluses to provide grants, loans and other public benefit in furtherance of the main objectives of the Charity. In respect of this a transfer of £2,000,000 was made to the common fund during the year.

General Fund – this represents accumulated surpluses retained for the general furtherance of the charitable objectives after transfers to the Common Fund.

20. Analysis of net assets between funds

| | Unrestricted funds 2022 £ | Total funds 2022 £ |
|-------------------------------|------------------------------------|-----------------------------|
| Tangible fixed assets | 100,001 | 100,001 |
| Fixed asset investments | 21,134,364 | 21,134,364 |
| Investment property | 30,218,737 | 30,218,737 |
| Debtors | 2,425,070 | 2,425,070 |
| Charitable loans | 664,609 | 664,609 |
| Cash at bank and in hand | 499,837 | 499,837 |
| Creditors due within one year | (621,151) | (621,151) |
| | <u>54,421,467</u> | <u>54,421,467</u> |

Ulster Garden Villages Limited

Notes to the financial statements For the year ended 31 December 2022

21. Commitments

Other Commitments

There are commitments of £4.17 million (2021: £2.90 million) to contribute to charitable projects, on which a legal or constructive obligation to make payment does not yet exist, of which £2.27 million (2021: £1.9 million) is subject to project commencement and scheduling. These commitments will be financed through the Common Fund.

22. Contingent assets

Structural issues at one of the charity's investment properties are subject to litigation. It is impracticable to reliably estimate what the valuation of any settlement might be.

23. Accounting estimates and judgements

Key sources of estimation uncertainty

Valuation of investment properties – The Committee of Management obtained independent professional valuations from McConnell Chartered Surveyors Ltd and Simon Brien Residential Ltd for the properties held as at 31 December 2022. The external valuations, which are adopted in these financial statements, provided an open market valuation of the residential and commercial properties owned by Ulster Garden Villages Limited.

24. Reconciliation of net movement in funds to net cash flow from operating activities

| | 2022 £ | 2021 £ |
|--|--------------------|--------------------|
| Net income for the year (as per Statement of Financial Activities) | 1,574,506 | 2,782,043 |
| Adjustments for: | | |
| Gains on investments | (1,986,765) | (3,549,110) |
| Dividends, interests and rents from investments | (1,284,361) | (1,134,738) |
| (Increase)/decrease in debtors | (1,104,144) | (351,293) |
| Increase/(decrease) in creditors | 137,905 | 45,388 |
| Net cash used in operating activities | (2,662,859) | (2,207,710) |

25. Analysis of cash and cash equivalents

| | 2022 £ | 2021 £ |
|--|----------------|----------------|
| Cash in hand | 499,837 | 680,281 |
| Total cash and cash equivalents | 499,837 | 680,281 |

Ulster Garden Villages Limited

Notes to the financial statements For the year ended 31 December 2022

26. Operating lease commitments

At 31 December 2022 the Charity had commitments to make future minimum lease payments under non-cancellable operating leases as follows:

| | 2022 £ | 2021 £ |
|--|---------------|---------------|
| Land and buildings | | |
| Not later than 1 year | 24,000 | 24,000 |
| Later than 1 year and not later than 5 years | 26,000 | 50,000 |
| | <u>50,000</u> | <u>74,000</u> |

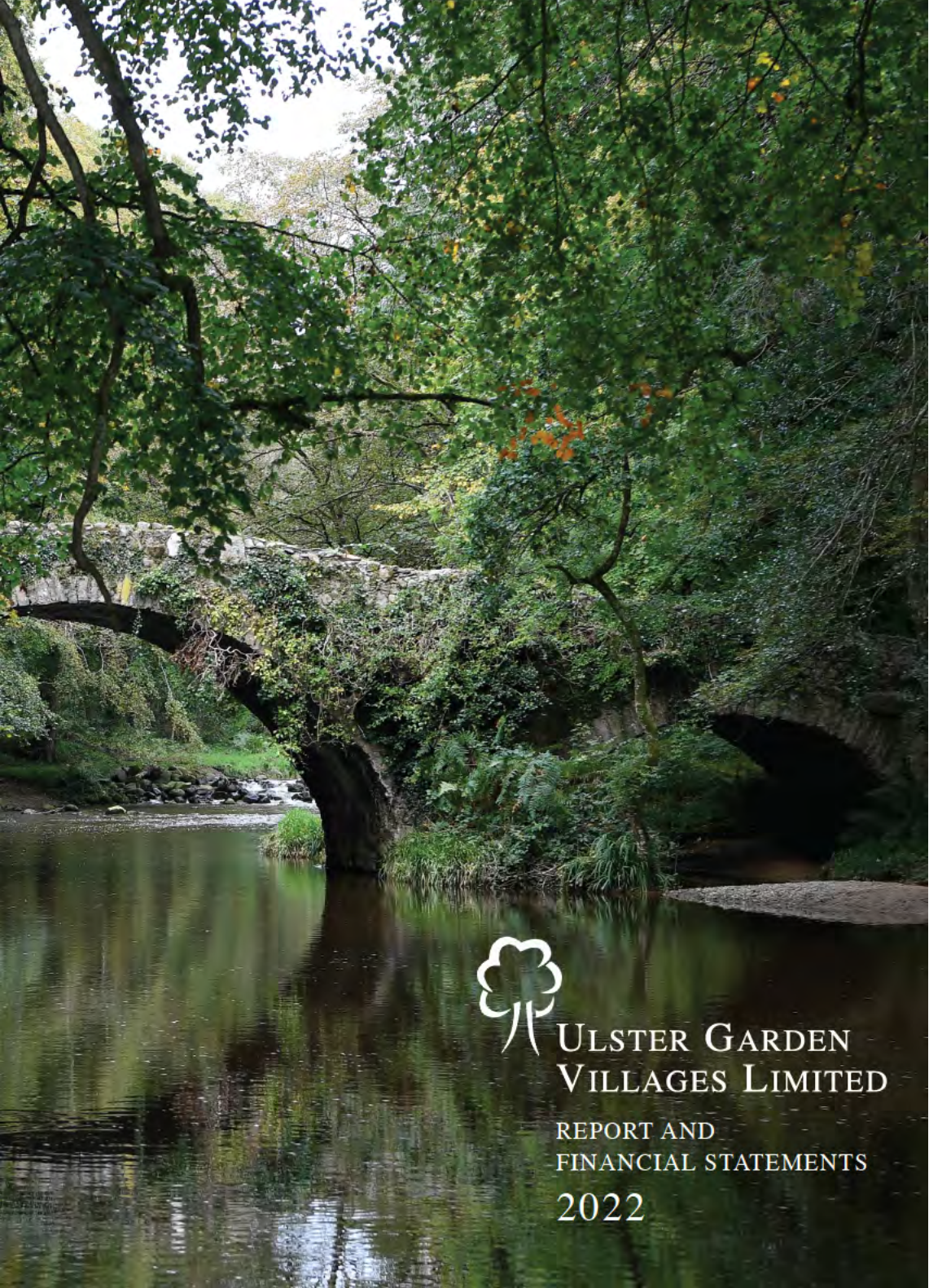
27. Post balance sheet events

There have been no significant events affecting the Charity since the end of the financial year.

ULSTER GARDEN VILLAGES LIMITED

Northern Ireland - Charity number 101248

Annual report



ULSTER GARDEN
VILLAGES LIMITED

REPORT AND
FINANCIAL STATEMENTS

2022



CHAIRMAN'S FOREWORD

YEAR ENDED 31 DECEMBER 2022

I am pleased to introduce the Annual Report and Accounts for Ulster Garden Villages Limited for the year ended 31 December 2022.

The year under review brought to fruition the major work to restore Merville Garden Village to its former glory. The response from those living in the village has been very positive indeed and similar work is being commenced on our other older properties.

We had the usual busy time reviewing the many proposals brought to us for support and in providing appropriate backing for as many of them as possible. I am extremely grateful to Mrs Valerie Ingram, Executive Director, and to Mrs Ruth Culbert, Administration Officer, for the tremendous contributions they made to deal with this workload in their usual enthusiastic and professional manner. I am also indebted to my fellow volunteer colleagues on the Committee of Management for their support and advice.

Some 20 years ago I was invited to join the Committee of Management of Ulster Garden Villages Limited and a couple of years later I was honoured to be appointed as Chairman. The Chairman is elected each year by the Committee, and I have been honoured and privileged to have had the trust and confidence of my colleagues who have appointed me each year since. I informed them after last year's Annual General Meeting that I would step down from the role at the forthcoming AGM in June.

I have enjoyed this privilege not only for the opportunity to be closely involved in providing help to such a large number of worthwhile charities and projects right across Northern Ireland but also for the friendships I have formed. Over the last two decades Ulster Garden Villages has provided over £25 million to hundreds of projects all of which have made life better for many people. It has been a joy to see what a difference the efforts of volunteers can make with strong financial backing.

We intend to produce an illustrated report later this year which will give further details of the impact our work has helped to generate over the past decades.

Despite donating £25 million over this period, we have ensured that Ulster Garden Villages' financial strength has been preserved and enhanced. I would describe our current financial strength as extremely strong and stable which gives me great confidence that we are well poised to continue to be a major philanthropic contributor into the future.

I wish my successor, who will be appointed by the Committee after the AGM, every possible success in the years ahead.

Tony Hopkins

Dr AS Hopkins CBE
Chairman

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REFERENCE AND ADMINISTRATIVE DETAILS OF ULSTER GARDEN VILLAGES LIMITED, ITS COMMITTEE OF MANAGEMENT AND ADVISERS

FOR THE YEAR ENDED 31 DECEMBER 2022

| | |
|------------------------------------|--|
| Committee of Management | Dr A S Hopkins CBE, FCA, Chairman Mr K Baird Mrs M Boyd MBE Mrs S P Crowe BSc, FCA Mr B Garrett LL.B, FCIA, Arb. Mr E Holmes OBE Dame R Johnston Mr W J Webb MBE, JP, Company Secretary Mr C J Walsh MBE |
| Company Registration Number | IP000083 |
| Charity Registration Number | NIC101248 |
| Registered Office | Forestview Purdys Lane, Newtownbreda Belfast BT8 7AR |
| Honorary President | Sir Desmond Lorimer FCA |
| Executive Director | Mrs Valerie Ingram MBA, BA Hons |
| Independent Auditors | ASM (B) Ltd Chartered Accountants and Statutory Auditor 4th Floor, Glendinning House 6 Murray Street Belfast BT1 6DN |
| Bankers | Danske Bank P.O. Box 183 Donegall Square West Belfast BT1 6JS |
| Solicitors | McKees Solicitors 32-38 Linenhall Street Belfast BT2 8BG |
| Independent Advisor | RBC Brewin Dolphin 11th Floor, East Tower, Lanyon Plaza, 8 Lanyon Place Belfast BT1 3LP |
| Email | admin@ulstergardenvillages.co.uk |
| Website | www.ulstergardenvillages.co.uk |

COMMITTEE OF MANAGEMENT REPORT FOR THE YEAR ENDED 31 DECEMBER 2022

The Committee of Management is pleased to present their report and financial statements for the year ended 31 December 2022.

The Financial Statements have been prepared in accordance with the accounting policies set out in the 'Notes to the Accounts' and comply with the Charity's governing documents i.e. "The Rules of Ulster Garden Villages Limited", The Charities Act (Northern Ireland) 2008 as amended by the Charities Act (Northern Ireland) 2013, the Industrial and Provident Societies (Northern Ireland) 1969 and the Industrial and Provident Societies (Northern Ireland) Order 2006 as amended by the Credit Unions and Co-operative and Community Benefit Societies Act (Northern Ireland) 2016 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).

Who are we?

Ulster Garden Villages Limited ('The Charity') was established under the Industrial and Provident Societies Act (Northern Ireland) in 1946 with the principal objective of providing good quality housing and associated amenities for the disadvantaged and aged.

Since that time government's approach to housing has changed dramatically and in Northern Ireland the establishment of the Northern Ireland Housing Executive and the Housing Association movement has largely catered for housing needs.

In 1983, the Committee of Ulster Garden Villages Limited took the necessary steps to convert the Association into a registered charity and under its amended regulations empowered it to transfer from reserves to a Common Fund amounts to be available for such general charitable purposes, not necessarily connected with housing, as the Committee shall from time to time determine.

Ulster Garden Villages Limited is registered with the Charity Commission for Northern Ireland (NIC 101248) and with the Inland Revenue XN72342.

a. Objectives and Activities

The objects of the Charity are:-

- a) To carry on, for the benefit of the community, the business of providing housing and any associated amenities for persons in necessitous circumstances upon terms appropriate to their means;
- b) To provide, for aged persons in need thereof, housing and any associated amenities, specially designed or adapted to meet the disabilities and requirements of such persons;
- c) To carry out such added purposes which are charitable under the law of Northern

COMMITTEE OF MANAGEMENT REPORT *(continued)* FOR THE YEAR ENDED 31 DECEMBER 2022

Ireland as the Charity shall from time to time determine and to use any of the Charity's funds including accumulations of past profits not required for the purposes of (a) or (b) for such charitable purposes as the Committee shall from time to time determine.

Housing and Associated Amenities

The Charity under its charitable objects (a) and (b) provides and manages housing and property stock. Ulster Garden Villages Limited was founded over 75 years ago and by March 1950 had built and founded Merville Garden Village, Northern Ireland's first 'Garden Village' with 450 houses, flats and shops and significantly, with Community Centre, Little Theatre and extensive gardens. The Village created a sense of community togetherness and involvement, rather than simply providing houses for those who needed accommodation.

Other developments followed at Abbots Cross, Fernagh in Whiteabbey and at new Garden Villages in Muckamore and Whitehead. Although the Charity has sold a significant proportion of the original properties, it continues to manage the estates at Merville, and Abbots Cross and provides housing and associated amenities in Newtownabbey, Whitehead and at Garvey Court, Lisburn (a development of apartments for older people). A development for the over 55s was recently completed at Bangor.

The Common Fund

In pursuit of Object (c) the Charity primarily allocates funds to, or for, projects within Northern Ireland which will have a positive impact on Northern Ireland. Funds are not given retrospectively and it is not usual to give grants for office expenses, core salaries or administrative staff salaries. In addition to outright grants, assistance may be given by way of loans which may carry certain conditions at the discretion of the Committee. The purpose of any application must be charitable and normally the Committee will only consider requests from registered charities. Applications for grants are made on the Ulster Garden Villages Limited application form and also require applicants to submit their most recent certified accounts. Further information is available in the 'Guidelines for Applicants' section of the Charity's website or from the registered office on request. The Achievements and Performance Section of this Report details specific examples of the Charity acting through its Common Fund of donations to charitable ventures in the wider community for the year ending 31 December 2022.

COMMITTEE OF MANAGEMENT REPORT *(continued)*
FOR THE YEAR ENDED 31 DECEMBER 2022

Public benefit statement

The Committee of Management confirm that they have considered the Charity Commission's general guidance on public benefit when reviewing the Charity's objectives and in planning future activities and grant-making throughout the year. A copy of the Commission's guidance notes on public benefit has been issued to all members.

Ulster Garden Villages Limited operates for the public benefit with the ultimate beneficiaries being the many people supported and worked with by the charities that we fund.

The main objectives for which funds were allocated under Object (c) are:

People with Disabilities

Carers, Sheltered Accommodation, Mental and Physical Disabilities, Transport and Advice.

Health

Hospices and Hospitals, Home Nursing, Mental Health, Substance Abuse, Prevention of Disease.

Community

Youth at Risk, Rehabilitation, the Aged, Victim Support, Crime Prevention, Regeneration.

Scientific and Medical Research

To support fields of research which are not capable of total government support, particularly involving the aged, specific diseases such as Cancer and Cardiac related conditions.

Culture and Heritage

Assisting underfunded activities involving the Arts, in all its forms, and the preservation of our natural heritage. Assisting the restoration of buildings of historic or architectural interest to enable them to be rehabilitated to the use and service to the community and the conservation of artefacts.

Education and Training Skills

Promotion of life skills and independent living skills and employment and training for people with disabilities and disadvantaged people. Enhancing education and literacy skills for young people with disabilities.

Priorities

From time to time the Committee review the range of activities they are prepared to support and place special emphasis on areas that they wish to encourage.

COMMITTEE OF MANAGEMENT REPORT *(continued)*
FOR THE YEAR ENDED 31 DECEMBER 2022

b. Achievements and Performance

During 2022, we awarded £1,018,420 in donations to local charities, whose work we believed would bring positive outcomes to people's lives. This support was given across Northern Ireland, supporting work which tried to alleviate disadvantage and help people in their hour of need. There was a steady stream of applications for support, and we responded to as many of these requests as possible. The donations for which funds were allocated were in line with our stated objectives of assisting people with disabilities, health, community, culture and heritage and education and skills. In considering where we provide support, we continue to favour projects which build collaboration with other funders.

Over the last few years, we have provided support to local charities providing Covid 19 support. This was in response to local needs and met the many emerging challenges. The funding included support for a number of winter appeals such as the Belfast Central Mission, Samaritans, Salvation Army and Homeplus NI, (a local charity which works with vulnerable homeless people including those sleeping rough). The efforts supported include help for migrants, asylum seekers and refugees as well as those from the local community. There is a chronic need to help people break out of the cycle of homelessness and there is increased pressure on the charities working to support the homeless. A donation of £10,000 was given to Street Soccer NI for the Homeless World Cup and weekly activities that use football to bring positive change to people's lives. The charity works with the homeless, refugees, people with addictions and more. Our longer term commitments include funding to provide homeless people with intensive support and offer safe and secure homes to help prepare people for independent living.

The current 'cost of living' crisis has seen costs continue to increase, and people face impossible decisions as they try to live on already stretched household income. Many of those impacted are children and almost 1 in 4 children in Northern Ireland live in a family which struggles to provide for their basic needs.

One of our responses to the current crisis was to provide school meals for local children and young people. Working alongside a lead funder, the Belfast Charitable Society and several other foundations, our donation of £50,000 has to date provided over 20,000 meals for young people.

Our five year partnership with Ulster University continued with a second annual contribution of £150,000. The 40 annual Community Scholarships have been helping to remove the financial barriers that prevent many young people from accessing higher education.

Several of our Committee members had the pleasure of meeting the first cohort of students and were able to hear at first hand how the funding provided had afforded them

COMMITTEE OF MANAGEMENT REPORT *(continued)*
FOR THE YEAR ENDED 31 DECEMBER 2022

a life changing opportunity. They were appreciative of the opportunity and determined to succeed and to be a significant force for change in their local communities. We were delighted to see the students representing the University so well and the opportunities of studying at Ulster are playing a key role in making sure that higher education is an option for these young people.

This year we continued to provide support for families in need and a grant of £20,000, (the first tranche of three), was given to the National Autism Society toward their 'Support for Life' range of programmes. The wide range of support provides vital help for people with autism and their families. The overarching objective of the initiative and events is to enable autistic children and adults, helping them gain vital life skills, grow their independence, and thrive and also to provide much needed help to their families. This project is a lifeline for those who are autistic and their families and helps them to cope with all the challenges that they face daily.

L'Arche, Belfast provides a supported living service for adults with a learning disability. They also have a range of outreach projects for people with learning disabilities, autism and acquired brain injury. Funding of £30,000 was given toward the purchase and installation of three new training rooms and a wooden cabin. The new facilities will accommodate 70 participants with learning disabilities and a further 24 without a learning disability providing employability skills, a thriving catering business, allotments and supported living.

Other projects supported included £50,000 for the Corrymeela Community, located in Ballycastle. Corrymeela is Northern Ireland's oldest Peace and Reconciliation community and has been in existence for over 50 years and their dedicated volunteers give over 80,000 hours of their time each year. The grant enabled much needed capital works which included the replacement and upgrade of their wastewater and sewage system at the Corrymeela Village.

We have assisted work to build awareness to those who may be affected by Haemochromatosis with funding of £43,000. Genetic Haemochromatosis (GH) is one of the most common genetic disorders and according to research affects around 1 in 113 people in Northern Ireland. It causes iron levels to build up in the blood over time, which can damage organs and joints if left untreated. The main and conventional treatment for GH involves the removal of excess iron stores through the regular removal of blood through venesection (a procedure to remove red blood cells). Haemochromatosis UK (HUK) is providing free genetic testing and counselling in communities. When HUK ran a pilot programme in Derry, they found that 1 in 10 people were found to be newly diagnosed with Genetic Haemochromatosis, based on actual testing of people's blood samples. It is often misstated that haemochromatosis is rare. The definition of a rare disease by the European Union is 1 in 2000. Genetic Haemochromatosis is not rare just rarely diagnosed.

COMMITTEE OF MANAGEMENT REPORT *(continued)*
FOR THE YEAR ENDED 31 DECEMBER 2022

We continued to provide capital grants and some examples of these are those made to Union Theological College, 174 Macrory Centre, Open House Festival's building in Bangor, Tyrone Guthrie Arts Centre, Liberty Consortium, Derry and the Federation of Women's Institutes for their building in Belfast.

A capital grant of £50,000 was given to one of Derry's most famed buildings, the 'A' listed St Columb's Hall located at Newmarket Street, Derry. The funding was toward necessary restoration to make the building safe and accessible and work was completed in 2022.

Other funded projects in the Northwest include the refurbishment of the Foyle Valley Railway Museum Hall, Derry who were awarded £20,000. The Museum and Centre is run by Destined Limited, which aims to empower people with learning disabilities and promotes opportunities for them to reach their full potential. This is achieved by giving people the opportunity to volunteer and act as tour guides at the Museum along with dedicated support for daily life in all its forms.

A grant of £50,000 supported the Voice of Young People in Care's new first of a kind space in Great Patrick Street, Belfast. Along with their partner organisation Include Youth, the new Centre will be the first youth building of its kind, placing 'looked after children and young people' at its heart.

The pandemic showed the adaptability and agility of the arts sector and in the year under review we provided arts and culture charities with support to re-open their theatres, performance venues and assistance to recommence live performances in all its form, right across Northern Ireland.

The digital offerings developed through necessity during the pandemic have brought new ways to reach audiences and some previously funded charities such as Carlisle Memorial are using digital immersion to combine live events in new and exciting ways.

These innovative developments are continuing and in some cases are allowing those who are most at risk and clinically vulnerable to continue to have access and enjoy Arts provision.

Support for the Chandler's House project in Rathfriland of £50,000 (the final tranche of £100,000), ensured that this heritage building was re-opened to the local community and visitors to the village. Chandler's House was originally a pair of mid-19th-century dwellings and now provides a range of community activities, with a focus on music on the ground floor, and affordable housing units above, bringing new life back to the heart of the village.

Greenshoot Productions has received support over three years toward a Community Theatre project in North Belfast. The three year residential will create a sustainable arts project and a wide range of community theatre events in an area which typically is devoid of Arts provision of this type.

COMMITTEE OF MANAGEMENT REPORT *(continued)*
FOR THE YEAR ENDED 31 DECEMBER 2022

A donation of £10,000, was made as part of a three year commitment for Keep Northern Ireland Beautiful, an independent charity dedicated to creating a cleaner, greener, and more sustainable Northern Ireland. Keep NI Beautiful achieve this by delivering on improving environmental education in every school in Northern Ireland, increasing public engagement for communities in need and raising environmental standards for the places where people spend time: where they live, work, and relax.

In providing support we look at how charities are governed, and our grants are made with conditions to ensure that they are spent appropriately and for the charitable purposes outlined by applicants.

A total of 175 meetings were held in 2022 with potential grantees. In the early part of the year and due to Covid 19 these meetings were held by virtual means. As things opened up, we were able to commence more face to face meetings with representatives of local charities who were seeking advice on applying for a grant. The Executive Director attended eight meetings of the Funder's Forum for Northern Ireland and financial support of £1,500 was awarded by Ulster Garden Villages to support the work of this collaborative body.

c. Financial Review

This year's Accounts follow the format required by the Financial Reporting Standards applicable in the UK and the Republic of Ireland (FRS 102) and Accounting and Reporting by Charities: Statement of Recommended Practice.

The Charity continues to enjoy a strong financial position with a surplus for the year of £1.57 million. Charitable donations of just over £1m were paid during the year. On the housing front, net rental income also increased by £248,000. Given the age of our properties, we have continued to invest substantially in refurbishments following vacant possession and are currently in the final stages of major refurbishment works at Merville Garden Village, located in a conservation area in Newtownabbey. Merville has once again won the 'Northern Ireland Amenity Council's Best Kept Large Housing Award' and the judges praised the well maintained open spaces, highlighting the centrally located tree lined walkway where new young trees have recently been planted. The residents were highly praised for their pride in the place they live, as there was an absence of litter and graffiti, and many had shown initiative with attractive planting and floral enhancements at the front of their properties.

There were no properties sold during the year under review. Rents were not increased during the pandemic and were increased by RPI in 2022.

We are pleased to report that our development of apartments at The Banks, Groomsport Road, Bangor is now a flourishing and vibrant community. In December 2022, we held a social gathering for the residents with over 40 people attending. Other meetings were held throughout the year, and these were generally held outdoors. Several new

COMMITTEE OF MANAGEMENT REPORT *(continued)*
FOR THE YEAR ENDED 31 DECEMBER 2022

residents moved into The Banks in 2022 and have settled in well and are enjoying their new homes with stunning views by the sea.

The Balance Sheet demonstrates that the financial position of Ulster Garden Villages Limited continues to be robust. The ongoing substantial investment in our properties is reflected in an uplift in their professional market valuation of £3.8 million. In spite of the volatility in the financial markets the year end market value of our quoted investments was £21,084,364 showing an excess over historical costs of £7,956,394. The Association remains well placed to meet our substantial forward commitments to charities and to make a significant contribution to the work of the voluntary sector and the people they serve in Northern Ireland.

d. Investments

The purpose of the Charity's investment policy is to generate funds for our grant making and the main sources are rental income from the ownership of investment properties and dividends and interest from a diversified investment portfolio.

A formal investment policy statement has been agreed between the portfolio manager and Ulster Garden Villages Limited which outlines its general goals, objectives and exclusions and describes the strategies that the manager and Ulster Garden Villages Limited will employ to meet these objectives. The policy is reviewed by the Committee of Management on a regular basis.

e. Reserves and Going Concern

At 31 December 2022 free reserves in the form of the General Fund amounted to £35,700,904 (2021: £35,107,978). Other unrestricted reserves, designated by the Committee as the Common Fund and which represents surpluses set aside to provide grants, loans and other public benefit in furtherance of the objectives of the Charity amounted to £18,717,870 (2021: £17,736,290). During the year the Committee of Management transferred £2,000,000 from the General Fund to the Common Fund. The Charity had no restricted reserves at 31 December 2022 except share capital amounting to £2,693 (2021: £2,693).

The Committee of Management regularly monitors the level of reserves, having regard to the risk management review and currently considers reserves to be adequate to meet the needs of the Charity.

Having reviewed future commitments over the next 12-18 months the Committee of Management is of the opinion that the financial statements can be prepared on a going concern basis.

**f. Structure, Governance and Management
Committee of Management**

The Rules of Ulster Garden Villages Limited lay down the constitutional provisions for the Charity and the Committee of Management (The Trustees, in terms of Charity

COMMITTEE OF MANAGEMENT REPORT *(continued)* FOR THE YEAR ENDED 31 DECEMBER 2022

Law). The membership of the Committee requires nomination from within the membership of the Charity, election by the Members and the retirement of one third of the Committee each year. Such members may offer themselves for re-election at the Annual General Meeting. Dr. A.S. Hopkins, Mr. K. Baird, Mrs. M. Boyd, Dame Rotha Johnston, Mrs. S.P. Crowe, Mr. B. Garrett, Mr. E. Holmes, Mr. C. Walsh, and Mr. W.J. Webb served during the year. As per the Rules of Ulster Garden Villages Limited, Mrs. M Boyd, Mr. E Holmes and Mr. W. J. Webb retire and being eligible, offer themselves for re-election at the Annual General Meeting.

Committee Members - Induction and Training

There were no new Committee members appointed during the year. Committee Members understand their roles individually and collectively in relation to their legal duties, the stewardship of assets and the provisions of the governing document. Copies of the 'Running your Charity: support for Trustees on key aspects of running your charity effectively' as advised by the Charity Commission for Northern Ireland have been issued to members.

In addition, all members are aware of their responsibilities under Company Law, as Directors and Charity Law. Those who serve abide by the 'Rules of Ulster Garden Villages Limited' and the Committee Members also receive updates and training through briefing notes and meetings. Annual Returns were made in 2022 to the Charity Commission for Northern Ireland and the Financial Conduct Authority. Conflicts of interest and related party transactions are reported at Committee of Management meetings and reflected in the minutes and annual returns.

During the year under review, five Committee Meetings were held, the majority of which were held in person, with an option to members to attend on a virtual basis and approved previously by Special Resolution. At these meetings, the Committee agreed on a broad strategy and areas of significant activity for the Association. At present the Committee has nine members with significant experience of the public, private and voluntary sectors of Northern Ireland. The Executive Director also attends the meetings but has no voting rights. Additional meetings were held for the purpose of planning, property portfolio matters and audit. Policy and Strategic Planning is determined by the Committee with the implementation thereof being the responsibility of the Executive Director.

The Committee met with RBC Brewin Dolphin in December 2022 to review the investment policy and current market trends and economy forecasts relative to the investment portfolio.

A register of interests is held by the Charity's registered office and a copy of this is submitted annually to the Financial Conduct Authority. All Committee members must declare any perceived or actual conflicts of interest and take no part in making recommendations relating to organisations/projects in which they have an involvement.

COMMITTEE OF MANAGEMENT REPORT *(continued)* FOR THE YEAR ENDED 31 DECEMBER 2022

Pay and Remuneration

The average number of employees during the year calculated on the basis of full time equivalents was 2. Salaries are reviewed annually by the Committee and no employee received remuneration of more than £60,000 during the year (2021: None). No Committee Member received remuneration or expenses in the year (2021: None). The key management personnel comprises the Committee of Management Members and the Executive Director. The total employee benefits of key management personnel was £46,807 (2021: £43,273).

g. Key Risks and Uncertainties

The Committee has reviewed the major risks to which the Charity is exposed. This involves identifying the types of risks the Charity faces, prioritising them in terms of impact and likelihood of occurrence and identifying means of mitigating the risks. The Committee has reviewed the effectiveness of the Charity's system of internal financial control and is responsible for establishing and operating detailed control and reporting procedures. The systems of control are designed to provide reasonable but not absolute assurance against material misstatement and loss. The Audit Committee monitors financial reporting and provides a forum through which the Charity's auditors report to the Committee of Management.

h. Plans for future periods

The Committee carries out a continuous review of the Charity's activities and current plans do not envisage a departure from the present objectives and activities. We will continue to look at where Ulster Garden Villages Limited is best placed to provide support. This will include reviewing our grant making and continuing to work with our charity and funding partners.

Statement of Committee of Management's responsibilities

The Committee of Management are responsible for preparing the Committee of Management's report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The Charities Act (Northern Ireland) 2008 and Regulation 8 of the Charities (Accounts and Reports) Regulations (Northern Ireland) 2015, the Industrial and Provident Societies (Northern Ireland) 1969 and the Industrial and Provident Societies (Northern Ireland) Order 2006 as amended by the Credit Unions and Co-operative and Community Benefit Societies Act (Northern Ireland) 2016 requires the Committee of Management to prepare financial statements for each financial year. Under the relevant legislation, the Committee of Management must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of Ulster Garden Villages Limited and of its incoming resources and application of

COMMITTEE OF MANAGEMENT REPORT *(continued)*
FOR THE YEAR ENDED 31 DECEMBER 2022

resources, including its income and expenditure, for that period. In preparing these financial statements, the Committee of Management are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles of the Charities SORP (FRS 102);
- make judgments and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards (FRS 102) have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that Ulster Garden Villages Limited will continue in business.

The Committee of Management are responsible for keeping adequate accounting records that are sufficient to show and explain Ulster Garden Villages Limited's transactions and disclose with reasonable accuracy at any time the financial position of Ulster Garden Villages Limited and enable them to ensure that the financial statements comply with the requirements of The Charities Act (Northern Ireland) 2008 and Regulation 8 of the Charities (Accounts and Reports) Regulations (Northern Ireland) 2015, the Industrial and Provident Societies (Northern Ireland) 1969 and the Industrial and Provident Societies (Northern Ireland) Order 2006 as amended by the Credit Unions and Co-operative and Community Benefit Societies Act (Northern Ireland) 2016. They are also responsible for safeguarding the assets of Ulster Garden Villages Limited and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Disclosure of information to auditors

In so far as the Committee of Management is aware at the time of approving our Committee of Management's annual report:

- there is no relevant information, being information needed by the auditor in connection with preparing their report, of which the group's auditor is unaware, and
- the Committee of Management, having made enquiries of fellow directors and the auditor that they ought to have individually taken, have each taken all steps that he/she is obliged to take as a director in order to make themselves aware of any relevant audit information and to establish that the auditor is aware of that information.

COMMITTEE OF MANAGEMENT REPORT *(continued)*
FOR THE YEAR ENDED 31 DECEMBER 2022

Auditors

The auditors, ASM (B) Ltd, have indicated their willingness to continue in office. The Committee of Management will propose a motion reappointing the auditors at the AGM.

Approved by Order of the Committee of Management and signed on their behalf by:



Dr A S Hopkins CBE, FCA
Chairman
21st March 2023

INDEPENDENT AUDITORS' REPORT TO THE COMMITTEE OF MANAGEMENT OF ULSTER GARDEN VILLAGES LIMITED

Opinion

We have audited the financial statements of Ulster Garden Villages Limited ('the Charity') for the year ended 31 December 2022 which comprise the Statement of financial activities, the Balance sheet, the Statement of cash flows and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 December 2022 and of its incoming resources and application of resources, including its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of The Charities Act (Northern Ireland) 2008 and Regulation 8 of the Charities (Accounts and Reports) Regulations (Northern Ireland) 2015, the Industrial and Provident Societies (Northern Ireland) 1969 and the Industrial and Provident Societies (Northern Ireland) Order 2006 as amended by the Credit Unions and Co-operative and Community Benefit Societies Act (Northern Ireland) 2016.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the charitable company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the United Kingdom, including the Financial Reporting Council's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Going concern

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

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

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

INDEPENDENT AUDITORS' REPORT TO THE COMMITTEE OF MANAGEMENT OF ULSTER GARDEN VILLAGES LIMITED

(continued)

Other information

The other information comprises the information included in the Annual report other than the financial statements and our Auditors' report thereon. The Committee of Management are responsible for the other information contained within the Annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinions on other matters prescribed by The Charities Act (Northern Ireland) 2008 and Regulation 8 of the Charities (Accounts and Reports) Regulations (Northern Ireland) 2015, the Industrial and Provident Societies (Northern Ireland) 1969 and the Industrial and Provident Societies (Northern Ireland) Order 2006 as amended by the Credit Unions and Co-operative and Community Benefit Societies Act (Northern Ireland) 2016

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

- the information given in the Committee of Management Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Committee of Management report has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of our knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the Committee of Management report.

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

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

INDEPENDENT AUDITORS' REPORT TO THE COMMITTEE OF MANAGEMENT OF ULSTER GARDEN VILLAGES LIMITED

(continued)

exemptions in preparing the Committee of Management's report and from the requirement to prepare a Strategic report.

Responsibilities of Committee of Management

As explained more fully in the Trustees' responsibilities statement, the Committee of Management are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Committee of Management determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Committee of Management are responsible for assessing the charitable company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Committee of Management either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

Auditors' responsibilities for the audit of the financial statements

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

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

We gained an understanding of the legal and regulatory framework applicable to the Company and the industry in which they operate, and considered the risk of acts by the Company that were contrary to applicable laws and regulations, including fraud. We considered the opportunities and incentives that may exist within the Company for fraud and identified the greatest potential for fraud in the following areas: management override of controls.

We designed audit procedures to respond to these risks, recognising that the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery or intentional misrepresentations, or through collusion. Our audit procedures included: enquiries of management about their own identification and assessment of risks of irregularities, testing the design and implementation of controls relating to the risk and sample testing of journals posted during the year.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or

INDEPENDENT AUDITORS' REPORT TO THE COMMITTEE OF MANAGEMENT OF ULSTER GARDEN VILLAGES LIMITED

(continued)

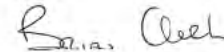
regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance.

The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our Auditors' report.

Use of our report

This report is made solely to the charitable company's members, as a body, in accordance with Section 65 of the Charities Act (Northern Ireland) 2008 and Regulation 8 of the Charities (Accounts and Reports) Regulations (Northern Ireland) 2015 and Section 43 of the Industrial and Provident Societies (Northern Ireland) 1969 and the Industrial and Provident Societies (Northern Ireland) Order 2006 as amended by the Credit Unions and Cooperative and Community Benefit Societies Act (Northern Ireland) 2016. Our audit work has been undertaken so that we might state to the charitable company's members those matters we are required to state to them in an Auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charitable company and its members, as a body, for our audit work, for this report, or for the opinions we have formed.



Brian Clerkin (Senior Statutory Auditor)

for and on behalf of

ASM (B) Ltd

Chartered Accountants & Statutory Auditor

4th Floor, Glendinning House, 6 Murray Street, Belfast BT1 6DN

Date: 21st March 2023

ASM (B) Ltd are eligible to act as auditors in terms of section 1212 of the Companies Act 2006.

**STATEMENT OF FINANCIAL ACTIVITIES (INCORPORATING THE
INCOME AND EXPENDITURE ACCOUNT)
FOR THE YEAR ENDED 31 DECEMBER 2022**

| | Note | Unrestricted funds 2022 £ | Restricted funds (Share Capital) 2022 £ | Total funds 2022 £ | Total funds 2021 £ |
|------------------------------------|------|------------------------------------|---|-----------------------------|-----------------------------|
| Income from: | | | | | |
| Charitable activities | 3 | 2,260,754 | - | 2,260,754 | 2,012,715 |
| Total income | | <u>2,260,754</u> | <u>-</u> | <u>2,260,754</u> | <u>2,012,715</u> |
| Expenditure on: | | | | | |
| Raising funds | 4 | 823,575 | - | 823,575 | 715,697 |
| Charitable activities | 5 | 1,849,438 | - | 1,849,438 | 2,064,085 |
| Total expenditure | | <u>2,673,013</u> | <u>-</u> | <u>2,673,013</u> | <u>2,779,782</u> |
| Net gains on investments | 7 | 1,986,765 | - | 1,986,765 | 3,549,110 |
| Net movement in funds | | <u>1,574,506</u> | <u>-</u> | <u>1,574,506</u> | <u>2,782,043</u> |
| Reconciliation of funds: | | | | | |
| Total funds brought forward | | 52,844,268 | 2,693 | 52,846,961 | 50,064,918 |
| Net movement in funds | | 1,574,506 | - | 1,574,506 | 2,782,043 |
| Total funds carried forward | | <u>54,418,774</u> | <u>2,693</u> | <u>54,421,467</u> | <u>52,846,961</u> |

The Statement of Financial Activities includes all gains and losses recognised in the year.

The notes on pages 23 to 36 form part of these financial statements.

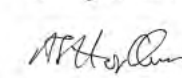


**BALANCE SHEET
AT 31 DECEMBER 2022**

| | Note | 2022 £ | 2021 £ |
|--|------|-------------------|-------------------|
| Fixed assets | | | |
| Tangible assets | 13 | 100,000 | 100,001 |
| Investments | 14 | 21,134,364 | 24,154,353 |
| Investment property | 12 | 30,218,737 | 26,410,000 |
| | | <u>51,453,102</u> | <u>50,664,354</u> |
| Current assets | | | |
| Debtors | 15 | 2,425,070 | 1,320,963 |
| Charitable loans | 16 | 664,609 | 664,609 |
| Cash at bank and in hand | 25 | 499,837 | 680,281 |
| | | <u>3,589,516</u> | <u>2,665,853</u> |
| Creditors: amounts falling due within one year | 17 | (621,151) | (483,246) |
| Net current assets | | <u>2,968,365</u> | <u>2,182,607</u> |
| Total assets less current liabilities | | <u>54,421,467</u> | <u>52,846,961</u> |
| Total net assets | | <u>54,421,467</u> | <u>52,846,961</u> |
| Charity funds | | | |
| Restricted funds | 19 | 2,693 | 2,693 |
| Unrestricted funds | 19 | 54,418,774 | 52,844,268 |
| Total funds | | <u>54,421,467</u> | <u>52,846,961</u> |

The Committee of Management acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and preparation of financial statements.

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

The financial statements were approved and authorised for issue by the Committee of Management and signed on their behalf by:

| | | |
|---|---|---|
|  |  |  |
| Dr A S Hopkins CBE Chairman | Mr W J Webb MBE, JP Secretary | Mrs S P Crowe BSc, FCA Committee Member |

Date: 21 March 2023

The notes on pages 23 to 36 form part of these financial statements.

**STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 DECEMBER 2022**

| | 2022 £ | 2021 £ |
|---|--------------------|--------------------|
| Cash flows from operating activities | | |
| Net cash used in operating activities (Note 24) | <u>(2,662,859)</u> | <u>(2,207,710)</u> |
| Cash flows from investing activities | | |
| Dividends, interests and rents from investments | 1,284,361 | 1,134,738 |
| Proceeds from the sale of investment property | - | 78,175 |
| Purchase of investment property | (4,666) | (71,862) |
| Proceeds from sale of investments | 2,700,141 | 1,942,352 |
| Purchase of investments | <u>(1,497,421)</u> | <u>(839,884)</u> |
| Net cash provided by investing activities | <u>2,482,415</u> | <u>2,243,519</u> |
| Cash flows from financing activities | | |
| Net cash provided by financing activities | <u>-</u> | <u>-</u> |
| Change in cash and cash equivalents in the year | <u>(180,444)</u> | <u>35,809</u> |
| Cash and cash equivalents at the beginning of the year | 680,281 | 644,472 |
| Cash and cash equivalents at the end of the year | <u>499,837</u> | <u>680,281</u> |

The notes on pages 23 to 36 form part of these financial statements

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022**

1. Accounting policies

1.1 Basis of preparation

The financial statements have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities, the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Industrial and Provident Societies Act (Northern Ireland) 1969 and the Industrial and Provident Societies (Northern Ireland) Order 2006 as amended by the Credit Unions and Co-operative and Community Benefit Societies Act (Northern Ireland) 2016.

Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy notes.

1.2 Preparation of the accounts on a going concern basis

Having reviewed the potential income and commitments for the next 12 month period the Committee of Management are of the view that there are no material uncertainties about the Charity's ability to continue as a going concern.

1.3 Income

Income is recognised when the Charity has entitlement to the funds and it is probable that the income will be received and the amount reliably measured.

Property rents are brought into account on the basis of amounts receivable.

Investment income is reported gross before any management fees are deducted.

Interest on funds on deposit is included when receivable and the amount can be measured reliably. This is normally upon notification of the interest paid, or payable, by the bank.

1.4 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to make a payment to a third party, it is probable that settlement will be required and the amount of the obligation can be measured reliably. Expenditure is classified under the following activity headings:

- Costs of generating funds comprise investment management charges relating to investments and investment properties; and
- Expenditure on charitable activities is incurred on directly undertaking the activities which further the Ulster Garden Villages Limited's objectives, as well as any associated support costs.

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022 (cont'd)**

All expenditure is inclusive of irrecoverable VAT.

1.5 Allocation of support costs

Support costs are those functions that assist the work of the Charity but do not directly relate to charitable activities and include administration and finance costs. An analysis of support costs is included at Note 6.

1.6 Investment properties (including social housing stock)

In accordance with FRS 102 the investment property portfolio is stated at fair value with all gains or impairments reported through the Statement of Financial Activities. Fair value is determined by reference to valuations carried out by appropriately qualified external valuers.

Investment properties includes housing stock held as part of the charitable activities of the Charity and from which rental income is generated.

1.7 Tangible fixed assets and depreciation

All fixed assets are initially recorded at cost or deemed cost. The cost of tangible fixed assets is their purchase cost, together with any incidental costs of acquisition.

Depreciation is charged so as to allocate the cost of tangible fixed assets less their residual value over their estimated useful lives.

Depreciation is provided on the following bases:

| | |
|--|-------|
| Land and properties (undeveloped and under development) | - Nil |
| Plant and equipment | - 20% |

1.8 Other investments

Listed investments are stated at market value, on the basis of the middle market price at the close of business. Whilst day to day management of the investment portfolio is carried on by experienced, registered investment managers (currently RBC Brewin Dolphin) the ultimate control and responsibility rests with the Committee of Management.

Unlisted equity investments are stated at fair value and all gains or losses, whether realised or unrealised, are reported through the Statement of Financial Activities.

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022 (cont'd)**

1.9 Debtors

Other debtors are recognised at the settlement amount due less any provision for impairment.

1.10 Creditors

Short term creditors are measured at the transaction price.

1.11 Charitable Loans

Charitable loans made are initially recognised and measured at the amount paid, with the carrying amount adjusted in subsequent years to reflect repayments and adjusted, if necessary, for any impairment.

1.12 Cash at Bank

Cash at bank includes short term highly liquid investments with a short maturity of three months or less.

1.13 Financial instruments

The Charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

1.14 Fund accounting

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the Ulster Garden Villages Limited for particular purposes. The costs of raising and administering such funds are charged against the specific fund. The aim and use of each restricted fund is set out in the notes to the financial statements.

Unrestricted funds are available to spend on activities that further any of the purposes of the Charity. The Common Fund is a designated fund, being unrestricted funds of the Charity, which the Committee of Management have decided at their discretion to set aside to use for a specific purpose.

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022 (cont'd)**

1.15 Accounting estimates and judgements

Judgements made by the Committee of Management, in the application of these accounting policies, that have significant effect on the financial statements and estimates with a significant risk of material adjustment in the next year are discussed in Note 23.

2. Legal status

The Charity is a limited company having share capital and is registered under the Industrial and Provident Societies Act (Northern Ireland) 1969 and the Industrial and Provident Societies (Northern Ireland) Order 2006 as amended by the Credit Unions and Co-operative and Community Benefit Societies Act (Northern Ireland) 2016, Reg. No. IP000083 and is registered with The Charity Commission for Northern Ireland Reg. No. NIC 101248.

3. Income from charitable activities

| | Unrestricted Funds 2022 £ | Total Funds 2022 £ | Total Funds 2021 £ |
|-------------------------------|------------------------------------|-----------------------------|-----------------------------|
| Rents - investment properties | 812,402 | 812,402 | 646,623 |
| Investment income | 471,692 | 471,692 | 471,572 |
| Interest receivable | 267 | 267 | 92 |
| Rents - social housing | 976,393 | 976,393 | 894,428 |
| | <u>2,260,754</u> | <u>2,260,754</u> | <u>2,012,715</u> |

Comparative figures are also included under unrestricted funds.

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022 (cont'd)**

4. Expenditure on raising funds

| | Unrestricted Funds 2022 £ | Total Funds 2022 £ | Total Funds 2021 £ |
|--------------------------------------|------------------------------------|-----------------------------|-----------------------------|
| Rates and service charge | 388,405 | 388,405 | 345,352 |
| Insurance | 7,660 | 7,660 | 15,369 |
| Repairs and upkeep | 75,831 | 75,831 | 236,716 |
| Collection costs | 74,220 | 74,220 | 69,456 |
| Legal and professional fees | 260,364 | 260,364 | 34,404 |
| Management fees - quoted investments | 17,095 | 17,095 | 14,400 |
| | <u>823,575</u> | <u>823,575</u> | <u>715,697</u> |

Comparative figures are also included under unrestricted funds

5. Expenditure on charitable activities

| | Unrestricted Funds 2022 £ | Total Funds 2022 £ | Total Funds 2021 £ |
|---|------------------------------------|-----------------------------|-----------------------------|
| Donations (see below) | 1,018,420 | 1,018,420 | 1,269,914 |
| Social housing costs | 656,952 | 656,952 | 632,891 |
| Support costs - administration (Note 6) | 174,066 | 174,066 | 161,280 |
| | <u>1,849,438</u> | <u>1,849,438</u> | <u>2,064,085</u> |

Comparative figures are also included under unrestricted funds

| | 2022 £ | 2021 £ |
|-------------------------------------|------------------|------------------|
| Donations (No. in brackets): | | |
| People with Disabilities (8) | 101,849 | 31,500 |
| Health (11) | 134,932 | 67,000 |
| Community (15) | 297,044 | 867,310 |
| Culture and Heritage (13) | 163,568 | 65,000 |
| Education and Training Skills (14) | 321,027 | 239,104 |
| | <u>1,018,420</u> | <u>1,269,914</u> |

The donations are all made to charities or organisations falling within the above activity types. A full list of donations is disclosed in the Annual Report, a copy of which is available from the Charity's registered office.

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022 (cont'd)**

6. Support Costs - administration

| | 2021 | 2020 |
|---|----------------|----------------|
| | £ | £ |
| Salaries, wages & pension contributions (Note 10) | 98,544 | 94,406 |
| Premises costs | 44,938 | 38,801 |
| Auditors' remuneration | 9,000 | 8,760 |
| Accountancy, legal and other professional fees | 5,880 | 8,544 |
| Printing, stationery and postage | 2,533 | 2,339 |
| Miscellaneous | 11,370 | 6,629 |
| Interest payable | 1,801 | 1,801 |
| | <u>174,066</u> | <u>161,280</u> |

7. Net gains/(losses) on investments

| | 2022 | 2021 |
|--|------------------|------------------|
| | £ | £ |
| Gain / (loss) on sale of social housing properties | - | 3,175 |
| Gain / (loss) on sale of other investments | 349,610 | 241,293 |
| Realised gain / (loss) | <u>349,610</u> | <u>244,468</u> |
| Gain / (loss) on revaluation of other investments | (2,166,916) | 2,926,879 |
| Gain / (loss) on revaluation of investment properties (including social housing) | 3,804,071 | 377,763 |
| Unrealised gain | <u>1,637,155</u> | <u>3,304,642</u> |
| Net gain on investments | <u>1,986,765</u> | <u>3,549,110</u> |

8. Related party transactions

There were no related party transactions undertaken by the charity during the year. At the year end there was a balance of £150,000 (2019: £150,000) due from The Somme Association. The charity and The Somme Association have a Trustee in common.

9. Auditors remuneration

| | 2022 | 2021 |
|---|-------|-------|
| | £ | £ |
| Fees payable to Ulster Garden Villages Limited's auditor in respect of: | | |
| Audit of the financial statements | 9,000 | 8,760 |
| Other services (including payroll and accountancy) | 6,240 | 4,320 |

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022 (cont'd)**

10. Staff costs and emoluments

| | 2022 | 2021 |
|--|---------------|---------------|
| | £ | £ |
| Wages and salaries | 84,709 | 81,704 |
| Social security costs | 8,768 | 7,871 |
| Employer's contributions to defined contribution pension schemes | 5,067 | 4,831 |
| | <u>98,544</u> | <u>94,406</u> |

Particulars of employees:

The average number of employees during the year, calculated on the basis of full-time equivalents, was as follows:

| | 2022 | 2021 |
|----------------------------|----------|----------|
| Number of management staff | <u>2</u> | <u>2</u> |

No employee received remuneration of more than £60,000 during the year (2021: None).

No other Committee Member received remuneration or expenses in the year (2021: None).

The key management personnel comprises the Committee of Management Members and the Executive Director. The total employee benefits of key management personnel of the Charity was £46,807 (2021: £43,273).

11. Corporation Taxation

The Charity is exempt from tax on income and gains to the extent that these are applied to its charitable objects. At 31 December 2022 no provision for corporation tax was necessary.

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022 (cont'd)**

12. Investment property

| | Investment property £ |
|---------------------|-----------------------------|
| Valuation | |
| At 1 January 2022 | 26,410,000 |
| Fair value movement | 3,804,071 |
| Additions | 4,666 |
| At 31 December 2022 | <u>30,218,737</u> |

On 12 January 2023, the Committee of Management obtained an independent professional valuation from Rory Clark (MRICS) and Caroline McKillen (MRICS) of McConnell Chartered Surveyors, at open market valuation, of social housing, residential and commercial properties located in Newtownabbey, Whitehead and Lisburn in the sum of £18,821,237. This recognises an increase in the value of investment property of £3,421,238. These properties include social housing which are held by Ulster Garden Villages Limited as part of its charitable activities of providing housing and associated amenities for persons in necessitous circumstances upon terms appropriate to their means.

On 14 December 2022 a valuation of The Residence and Apartments at William Street South, Victoria Square, Belfast was obtained from Thomas O'Doherty (MRICS) of Simon Brien Residential in the sum of £2,247,500. This recognises an increase in the value of the investment property of £237,500. A structural issue which came to light during February 2019 affecting 54 apartments owned by the charity resulted in a significant decrease in the value of the investment property of £8,639,800 which was recognised in the financial statements for the year ended 31 December 2019. Litigation commenced during 2019 whereby UGV is seeking damages in respect of this issue and as at 31 December 2022 that litigation was ongoing.

On 14 December 2022 a valuation of "The Banks", Groomsport Road, Bangor was obtained from Thomas O'Doherty (MRICS) of Simon Brien Residential to the sum of £9,150,000. This recognises an increase in the value of investment property of £145,334.

The comparable historical cost and net book value as at 31 December 2022 is £15,595,819 (2021: £15,591,153).

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022 (cont'd)**

13. Tangible fixed assets

| | Land undeveloped £ | Plant & Equipment £ | Total £ |
|--------------------------|--------------------------|---------------------------|----------------|
| Cost or valuation | | | |
| At 1 January 2022 | 100,000 | 389,871 | 489,871 |
| At 31 December 2022 | <u>100,000</u> | <u>389,871</u> | <u>489,871</u> |
| Depreciation | | | |
| At 1 January 2022 | - | 389,870 | 389,870 |
| At 31 December 2022 | - | <u>389,870</u> | <u>389,870</u> |
| Net book value | | | |
| At 31 December 2022 | <u>100,000</u> | <u>1</u> | <u>100,001</u> |
| At 31 December 2021 | <u>100,000</u> | <u>1</u> | <u>100,001</u> |

14. Other investments

| | Listed investments £ | Unlisted investments £ | Total £ |
|--------------------------|----------------------------|------------------------------|-------------------|
| Cost or valuation | | | |
| At 1 January 2022 | 24,104,353 | 50,000 | 24,154,353 |
| Additions | 1,497,458 | - | 1,497,458 |
| Disposals | (2,350,531) | - | (2,350,531) |
| Revaluations | (2,166,916) | - | (2,166,916) |
| At 31 December 2022 | <u>21,084,364</u> | <u>50,000</u> | <u>21,134,364</u> |
| Net book value | | | |
| At 31 December 2022 | <u>21,084,364</u> | <u>50,000</u> | <u>21,134,364</u> |
| At 31 December 2021 | <u>24,104,353</u> | <u>50,000</u> | <u>24,154,353</u> |

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022 (cont'd)**

15. Debtors

| | 2022 | 2021 |
|-------------------------------------|------------------|------------------|
| | £ | £ |
| Due after more than one year | | |
| Other debtors | 2,133,478 | 1,251,000 |
| | <u>2,133,478</u> | <u>1,251,000</u> |
| Due within one year | | |
| Other debtors | 204,857 | 7,238 |
| Prepayments and accrued income | 86,735 | 62,725 |
| | <u>2,425,070</u> | <u>1,320,963</u> |

16. Charitable loans

| | 2022 | 2021 |
|----------------------------------|----------------|----------------|
| | £ | £ |
| Due in less than one year | | |
| Loans | 779,250 | 779,250 |
| Impairment provision | (128,250) | (128,250) |
| | <u>651,000</u> | <u>651,000</u> |
| Due in more than one year | | |
| Loans | 13,609 | 13,609 |
| | <u>13,609</u> | <u>13,609</u> |
| Total loans | <u>664,609</u> | <u>664,609</u> |

In addition to outright grants, assistance may be given by way of charitable loans which carry certain conditions at the discretion of the Committee. The Committee agrees on a case by case basis as to whether a fixed charge should be secured on a particular property or other asset. Hearth Heritage Buildings Trust £500,000 (2021: £500,000) is the largest debtor.

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022 (cont'd)**

17. Creditors: Amounts falling due within one year

| | 2022 | 2021 |
|-------------------------------------|----------------|----------------|
| | £ | £ |
| Loan stock housing bonds, principal | 52,528 | 52,528 |
| Loan stock housing bonds, interest | 129,672 | 127,871 |
| Accruals and deferred income | 438,951 | 302,847 |
| | <u>621,151</u> | <u>483,246</u> |

18. Share capital

2,693 shares of £1 each fully paid (2021: 2,693).

19. Statement of funds

| | Balance at 1 Jan 2022 | Income | Expenditure | Transfers in/out | Gains/ (Losses) | Balance at 31 Dec 2022 |
|---------------------------|--------------------------|------------------|--------------------|---------------------|--------------------|---------------------------|
| | £ | £ | £ | £ | £ | £ |
| Unrestricted funds | | | | | | |
| Common Fund | 17,736,290 | - | (1,018,420) | 2,000,000 | - | 18,717,870 |
| General Fund | 35,107,978 | 2,260,754 | (1,654,593) | (2,000,000) | 1,986,765 | 35,700,904 |
| | <u>52,844,268</u> | <u>2,260,754</u> | <u>(2,673,013)</u> | <u>-</u> | <u>1,986,765</u> | <u>54,418,774</u> |
| Restricted funds | | | | | | |
| Share Capital | 2,693 | - | - | - | - | 2,693 |
| Total of funds | <u>52,846,961</u> | <u>2,260,754</u> | <u>(2,673,013)</u> | <u>-</u> | <u>1,986,765</u> | <u>54,421,467</u> |

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022 (cont'd)**

19. Statement of funds (continued)

Statement of funds - prior year

| | Balance at 1 Jan 2021 £ | Income £ | Expenditure £ | Transfers in/out £ | Gains/ (Losses) £ | Balance at 31 Dec 2021 £ |
|---------------------------|-------------------------------|------------------|--------------------|--------------------------|-------------------------|--------------------------------|
| Unrestricted funds | | | | | | |
| Common Fund | 17,006,204 | - | (1,269,914) | 2,000,000 | - | 17,736,290 |
| General Fund | 33,056,022 | 2,012,715 | (1,509,869) | (2,000,000) | 3,549,110 | 35,107,978 |
| | <u>50,062,226</u> | <u>2,012,715</u> | <u>(2,779,783)</u> | <u>-</u> | <u>3,549,110</u> | <u>52,844,268</u> |
| Restricted funds | | | | | | |
| Share Capital | 2,696 | - | - | (3) | - | 2,693 |
| Total of funds | <u>50,064,922</u> | <u>2,012,715</u> | <u>(2,779,783)</u> | <u>-</u> | <u>3,549,110</u> | <u>52,846,961</u> |

Common Fund – this represents amounts set aside out of accumulated surpluses to provide grants, loans and other public benefit in furtherance of the main objectives of the Charity. In respect of this a transfer of £2,000,000 was made to the Common Fund during the year.

General Fund – this represents accumulated surpluses retained for the general furtherance of the charitable objectives after transfers to the Common Fund.

20. Analysis of net assets between funds

| | Unrestricted funds 2022 £ | Total funds 2022 £ |
|-------------------------------|------------------------------------|-----------------------------|
| Tangible fixed assets | 100,001 | 100,001 |
| Fixed asset investments | 21,134,364 | 21,134,364 |
| Investment property | 30,218,737 | 30,218,737 |
| Debtors | 2,425,070 | 2,425,070 |
| Charitable loans | 664,609 | 664,609 |
| Cash at bank and in hand | 499,837 | 499,837 |
| Creditors due within one year | (621,151) | (621,151) |
| Total | <u>54,421,467</u> | <u>54,421,467</u> |

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022 (cont'd)**

21. Commitments

Other Commitments

There are commitments of £4.17 million (2021: £2.90 million) to contribute to charitable projects, on which a legal or constructive obligation to make payment does not yet exist, of which £2.27 million (2021: £1.9 million) is subject to project commencement and scheduling. These commitments will be financed through the Common Fund.

22. Contingent assets

Structural issues at one of the charity's investment properties are subject to litigation. It is impracticable to reliably estimate what the valuation of any settlement might be.

23. Accounting estimates and judgements

Key sources of estimation uncertainty

Valuation of investment properties – The Committee of Management obtained independent professional valuations from McConnell Chartered Surveyors Ltd and Simon Brien Residential Ltd for the properties held as at 31 December 2022. The external valuations, which are adopted in these financial statements, provided an open market valuation of the residential and commercial properties owned by Ulster Garden Villages Limited.

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022 (cont'd)**

24. Reconciliation of net movement in funds to net cash flow from operating activities

| | 2022 | 2021 |
|---|---------------------------|---------------------------|
| | £ | £ |
| Net income for the year (as per Statement of Financial Activities) | <u>1,574,506</u> | <u>2,782,043</u> |
| Adjustments for: | | |
| Gains on investments | (1,986,765) | (3,549,110) |
| Dividends, interests and rents from investments | (1,284,361) | (1,134,738) |
| (Increase)/decrease in debtors | (1,104,144) | (351,293) |
| Increase/(decrease) in creditors | 137,905 | 45,388 |
| Net cash used in operating activities | <u><u>(2,662,859)</u></u> | <u><u>(2,207,710)</u></u> |

25. Analysis of cash and cash equivalents

| | 2022 | 2021 |
|--|-----------------------|-----------------------|
| | £ | £ |
| Cash in hand | 499,837 | 680,281 |
| Total cash and cash equivalents | <u><u>499,837</u></u> | <u><u>680,281</u></u> |

26. Operating lease commitments

At 31 December 2022 the Charity had commitments to make future minimum lease payments under non-cancellable operating leases as follows:

| | 2022 | 2021 |
|--|----------------------|----------------------|
| | £ | £ |
| Land and Buildings | | |
| Not later than 1 year | 24,000 | 24,000 |
| Later than 1 year and not later than 5 years | 26,000 | 50,000 |
| | <u><u>50,000</u></u> | <u><u>74,000</u></u> |

27. Post balance sheet events

There have been no significant events affecting the Charity since the end of the financial year.

**THE FOLLOWING PAGES
DO NOT FORM PART OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022**

**INCOME AND EXPENDITURE ACCOUNT EXTRACT (UNAUDITED)
YEAR ENDED 31 DECEMBER 2022**

| | Notes | 2022 £ | 2021 £ |
|--|-------|------------------|------------------|
| Property rents | 3 | 1,788,795 | 1,541,051 |
| Property expenses | 4/5 | (1,480,527) | (1,348,589) |
| Net property income | | 308,268 | 192,462 |
| Interest and investment income | 3 | 471,959 | 471,664 |
| Realised gain on historic cost | | 1,774,829 | 409,619 |
| Total income | | 2,555,056 | 1,073,745 |
| Financial and administrative expenses | 6 | (174,066) | (161,280) |
| Income before donations | | 2,380,990 | 912,465 |
| Donations paid in year | 5 | (1,018,420) | (1,269,914) |
| Net income/(expenditure) for year before revaluations | | 1,362,570 | (357,449) |

DONATIONS – YEAR TO 31 DECEMBER 2022

| | £ |
|--|-----------------|
| Ulster University | £150,000 |
| - Creating Pathways Fund 2nd tranche of 5 | |
| Corrymeela Community | £50,000 |
| - Waste Water Project | |
| Voice of Young People in Care | £50,000 |
| - New City Centre Purpose Built Facility for Looked After Children | |
| The Prince's Trust | £50,000 |
| - Achieve Project NI | |
| Rathfriland and District Regeneration Company Ltd | £50,000 |
| - Conversion of Chandler's House Project 2nd and final tranche | |
| Belfast Charitable Association | £50,000 |
| - School Meals Project | |
| Haemochromatosis UK | £42,932 |
| - Haemochromatosis and High Health Deprivation in Belfast | |
| St Columb's Hall | £40,000 |
| - Awakening St Columb's Hall | |
| St John Ambulance | £40,000 |
| - Purchase of a New Replacement Ambulance | |
| Union Theological College | £30,000 |
| - Repair of Library Ceiling and Ongoing Plaster Works | |
| The Mac | £30,000 |
| - Essential Equipment to Increase the Mac's accessibility | |
| L'Arche Belfast | £30,000 |
| - L'Arche Village Project | |
| Greenshoot Productions | £22,500 |
| - Greenshoot in Tigers Bay Community Theatre Project (1st tranche of 2) | |

| DONATIONS – YEAR TO 31 DECEMBER 2022 (cont'd) | £ |
|--|----------------|
| <i>The 174 Macrory Centre</i> | £20,000 |
| - Macrory Centre – ‘The Bridge’ | |
| <i>Springboard Opportunities</i> | £20,000 |
| - Jobworks + | |
| <i>National Autistic Society</i> | £20,000 |
| - Support for Life | |
| 1st tranche of 3 | |
| <i>Cara Friend</i> | £20,000 |
| - LGBTQI + ‘Inclusive Schools’ | |
| <i>Building Bridges Community Arts Centre</i> | £20,000 |
| - Renovation & Building Works at Carnegie Street | |
| <i>Destined</i> | £20,000 |
| - Foyle Railway Museum Refurbishment | |
| <i>Saphara</i> | £15,000 |
| - ‘Be the Change’ School Awards | |
| 1st tranche of 2 | |
| <i>Be Safe Be Well</i> | £14,500 |
| - Men’s Shed Enhancement Project | |
| 1st tranche of 2 | |
| <i>Culmore Community Partnership</i> | £12,000 |
| - Installation of New ‘Cabin’ Premises | |
| <i>One Equine</i> | £10,000 |
| - One Equine | |
| Assisted Learning Pilot Project | |
| <i>Quaker Service</i> | £10,000 |
| - Mounteens | |
| 3rd and final tranche | |

| DONATIONS – YEAR TO 31 DECEMBER 2022 (cont'd) | £ |
|--|----------------|
| <i>The Salvation Army</i> | £10,000 |
| - Thorndale Family Centre – Refurbishment of Rooms | |
| <i>British Red Cross</i> | £10,000 |
| - Ukraine Appeal | |
| <i>Equipping for Life</i> | £10,000 |
| - EQUIP Project | |
| 2nd tranche of 3 | |
| <i>Street Soccer NI</i> | £10,000 |
| - Ethnic Minorities Engagement Programme | |
| <i>Keep Northern Ireland Beautiful</i> | £10,000 |
| - Unwrapping Plastic | |
| <i>Parkinson’s UK</i> | £10,000 |
| - Direct Support for People Affected by | |
| Parkinson’s in Northern Ireland | |
| 2nd and final tranche | |
| <i>Cruse Bereavement Support</i> | £8,000 |
| - ‘Understanding Your Bereavement’ Project | |
| and Volunteer Training | |
| <i>Read for Good</i> | £7,936 |
| - Bringing the Magic of Books and Stories to | |
| Children at the Royal Belfast Hospital for Sick Children | |
| <i>Tyrone Guthrie</i> | £7,068 |
| - Dance/Recording Studio | |
| Final Tranche | |
| <i>Homeplus NI</i> | £6,544 |
| - MAP – Migrant and Asylum Project | |
| <i>Replay Productions</i> | £6,000 |
| - The PRISM Project | |

DONATIONS – YEAR TO 31 DECEMBER 2022 (cont'd) £

| | |
|--|--------|
| <i>Bruiser Theatre Company</i> | £5,500 |
| A Day with Bruiser | |
| <i>Liberty Consortium</i> | £5,424 |
| - Installation of a Circus Tentipi | |
| <i>The Open House Festival</i> | £5,000 |
| - Bangor Court House Redevelopment | |
| <i>Open Arts</i> | £5,000 |
| - In Tune | |
| 1st tranche of 3 | |
| <i>Cathedral Youth Club</i> | £5,000 |
| - Every Mind Matters | |
| <i>Youth Initiatives</i> | £5,000 |
| - The Impact Project | |
| 3rd and final tranche | |
| <i>Marie Curie Nursing</i> | £5,000 |
| - Nursing Service Northern Ireland | |
| <i>Crossroads Care NI</i> | £5,000 |
| - Children's Activity Project | |
| 2nd tranche of 3 | |
| <i>Tools for Solidarity</i> | £5,000 |
| - Building for the Future | |
| <i>Brassneck Youth</i> | £5,000 |
| - The Brassneck Youth Project | |
| <i>Comber Youth for Christ</i> | £5,000 |
| - Refurbishment of 47 Bridge Street, Comber | |
| <i>Newry City Afc Special Olympics Club</i> | £5,000 |
| - Replacement Second Hand 17 Seater Mini Bus | |

DONATIONS – YEAR TO 31 DECEMBER 2022 (cont'd) £

| | |
|---|--------|
| <i>Sole Purpose</i> | £4,000 |
| - Graeae Theatre and Liliput Theatre Residency | |
| <i>La Dolce Vita</i> | £4,000 |
| - Safety Empowerment Project | |
| <i>Federation of Women's Institutes</i> | £4,000 |
| - Repair and Maintenance of Federation House | |
| <i>Relate NI</i> | £4,000 |
| - Systematic Counselling Training for Family Therapists | |
| <i>Drake Music Project</i> | £3,925 |
| - Tunes for Teens | |
| <i>Portrush Sea Cadets</i> | £3,500 |
| - Purchase of RIB | |
| <i>Live Music Now</i> | £3,000 |
| - Bringing Music to Children with Disabilities | |
| 2nd tranche of 3 | |
| <i>National Youth Choir</i> | £3,000 |
| - Getting Back to Live Singing – An Inclusive Project | |
| <i>Charles Wood Summer School</i> | £3,000 |
| - Charles Wood Singers' Summer School | |
| <i>Benbradagh Community Support</i> | £3,000 |
| - Connecting Rural Women | |
| <i>Cystic Fibrosis</i> | £3,000 |
| - Welfare Rights Service Northern Ireland | |
| <i>Target Ovarian Cancer</i> | £3,000 |
| - Supporting Women Across Northern Ireland | |
| <i>Belfast Central Mission</i> | £2,500 |
| - Special Winter Appeal | |
| <i>Funders' Forum for Northern Ireland</i> | £1,500 |
| - Funders' Forum Support | |

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ULSTER GARDEN VILLAGES LIMITED

Northern Ireland - Charity number 101248

Annual return

Ulster Garden Villages Limited

Independent auditors' report to the Committee of Management of Ulster Garden Villages Limited

Opinion

We have audited the financial statements of Ulster Garden Villages Limited ('the Charity') for the year ended 31 December 2022 which comprise the Statement of financial activities, the Balance sheet, the Statement of cash flows and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 December 2022 and of its incoming resources and application of resources, including its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of The Charities Act (Northern Ireland) 2008 and Regulation 8 of the Charities (Accounts and Reports) Regulations (Northern Ireland) 2015, the Industrial and Provident Societies (Northern Ireland) 1969 and the Industrial and Provident Societies (Northern Ireland) Order 2006 as amended by the Credit Unions and Co-operative and Community Benefit Societies Act (Northern Ireland) 2016.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the charitable company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the United Kingdom, including the Financial Reporting Council's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Going Concern

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

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

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

Ulster Garden Villages Limited

Independent auditors' report to the Committee of Management of Ulster Garden Villages Limited (continued)

Other information

The other information comprises the information included in the Annual report other than the financial statements and our Auditors' report thereon. The Committee of Management are responsible for the other information contained within the Annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinions on other matters prescribed by The Charities Act (Northern Ireland) 2008 and Regulation 8 of the Charities (Accounts and Reports) Regulations (Northern Ireland) 2015, the Industrial and Provident Societies (Northern Ireland) 1969 and the Industrial and Provident Societies (Northern Ireland) Order 2006 as amended by the Credit Unions and Co-operative and Community Benefit Societies Act (Northern Ireland) 2016

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

- the information given in the Committee of Management Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Committee of Management report has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of our knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the Committee of Management report.

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

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

Ulster Garden Villages Limited

Independent auditors' report to the Committee of Management of Ulster Garden Villages Limited (continued)

Responsibilities of the Committee of Management

As explained more fully in the Trustees' responsibilities statement, the Committee of Management are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Committee of Management determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Committee of Management are responsible for assessing the charitable company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Committee of Management either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

Auditors' responsibilities for the audit of the financial statements

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

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

We gained an understanding of the legal and regulatory framework applicable to the Charity and the industry in which they operate, and considered the risk of acts by the Charity that were contrary to applicable laws and regulations, including fraud. We considered the opportunities and incentives that may exist within the Charity for fraud and identified the greatest potential for fraud in the following areas: management override of controls.

We designed audit procedures to respond to these risks, recognising that the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery or intentional misrepresentations, or through collusion. Our audit procedures included: enquiries of management about their own identification and assessment of risks of irregularities, testing the design and implementation of controls relating to the risk and sample testing of journals posted during the year.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our Auditors' report.

Ulster Garden Villages Limited

**Independent auditors' report to the Committee of Management of Ulster Garden Villages Limited
(continued)**

Use of our report

This report is made solely to the charitable company's members, as a body, in accordance with Section 65 of the Charities Act (Northern Ireland) 2008 and Regulation 8 of the Charities (Accounts and Reports) Regulations (Northern Ireland) 2015 and Section 43 of the Industrial and Provident Societies (Northern Ireland) 1969 and the Industrial and Provident Societies (Northern Ireland) Order 2006 as amended by the Credit Unions and Co-operative and Community Benefit Societies Act (Northern Ireland) 2016. Our audit work has been undertaken so that we might state to the charitable company's members those matters we are required to state to them in an Auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charitable company and its members, as a body, for our audit work, for this report, or for the opinions we have formed.



Brian Clerkin (Senior statutory auditor)

for and on behalf of
ASM (B) Ltd

Chartered Accountants and Statutory Auditor

4th Floor

Glendinning House

6 Murray Street

Belfast

BT1 6DN

21 March 2023

ASM (B) Ltd are eligible to act as auditors in terms of section 1212 of the Companies Act 2006.