

East Belfast Enterprise Ltd

Northern Ireland · Charity number 103061

Details

Status Received

Registered 2015-10-06

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

Contact

Address East Belfast Enterprise
City East
72 Newtownards Road
Belfast
BT4 1gw
BT4 1GW

Phone 02890942010

Email reception@eastbelfast.org

Website www.eastbelfast.org

Activities

Purposes: The Charity's objects ("Objects") are specifically restricted to the following: The promotion for the public benefit of urban regeneration within East Belfast and its environs (the 'area of benefit') being an area of social and economic deprivation, by all or any of the following means: (a) the relief of poverty in such ways as may be thought fit; (b) the relief of unemployment in such ways as may be thought fit, including assistance to find employment; (c) the advancement of education, training or retraining, particularly among unemployed people, and providing unemployed people with work experience; (d) the provision of financial assistance, technical assistance or business advice or consultancy in order to provide training and employment opportunities for unemployed people in cases of financial or other charitable need through help: (i) in setting up their own business, or (ii) to existing businesses; (e) the creation of training and employment opportunities by the provision of workspace, buildings, and/or land for use on favourable terms.

What the charity does: The prevention or relief of poverty, The advancement of education, The advancement of citizenship or community development

How the charity works: Economic development, Education/training, Urban development

Who the charity helps: Adult training, General public, Unemployed/low income

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£796,753	£897,429	£-521,885	5

Trustees

Name	Role	Appointed
Duncan Graham		
Gareth Robinson		
Mr Glyn Roberts		
Mrs Nicola Bothwell		

East Belfast Enterprise Ltd

Northern Ireland - Charity number 103061

Accounts

Charity registration number NIC103061 (Northern Ireland)

Company registration number NI023055

EAST BELFAST ENTERPRISE LIMITED
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024

EAST BELFAST ENTERPRISE LIMITED

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	Mrs N Bothwell Ms B Brown Mr D Graham Mr J M Hempton Mr M J Hempton Mr G A J Robinson
Charity number (Northern Ireland)	NIC103061
Company number	NI023055
Principal address	68-72 Newtownards Road Belfast BT4 1GW
Registered office	68-72 Newtownards Road Belfast BT4 1GW
Auditor	GMcG BELFAST Chartered Accountants & Statutory Auditor Alfred House 19 Alfred Street Belfast BT2 8EQ
Bankers	Danske Bank Donegall Square West Belfast BT1 6JS
Solicitors	McCartan Turkington Breen Northern Court 16-18 Gloucester Street Belfast BT1 4LS Edwards & Co 3rd Floor Sessia House 61-67 Donegal Street Belfast BT1 2QH

EAST BELFAST ENTERPRISE LIMITED

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EAST BELFAST ENTERPRISE LIMITED

CHAIRMAN'S STATEMENT

FOR THE YEAR ENDED 31 DECEMBER 2024

The past year has been another challenging year as the charity delivered its services against a backdrop of increasing cost of living, the impact of the war in Ukraine and in the Middle East and Brexit related challenges bringing more pressure on household incomes. Despite these pressures, or maybe because of them, there has continued to be a strong demand for services to support entrepreneurs to start-up and grow small businesses. Much of this demand has been met through delivery of the UK Shared Prosperity funded Go Succeed programme, which has provided a good service to our clients, but hasn't been without its challenges.

The property asset has continued to be the engine that drives unrestricted revenue for the organisation, providing a subsidy for much of the programme activity in recent years. The need for greater scale to enhance the impact that the charity can have has encouraged closer collaboration with other organisations with a similar mission, most notably Inspire Business Centre and discussions are continuing between both Boards about a closer alignment of services to support the wider East Belfast community.

The charity has remained focused on delivery of its strategic plan, led by the Vision, Mission and Purpose of the Charity, which is articulated as:

Our Vision:

"To establish East Belfast as a vibrant social and economic hub."

Our Purpose

"To inspire and support entrepreneurs to establish and grow businesses in East Belfast and to have a positive social impact in the local community."

Our Mission:

"To provide entrepreneurs with facilities and valued services, to meet their changing economic and social needs"

Central to the Vision, Purpose and Mission of the company is to work with entrepreneurs, micro businesses and SMEs to strengthen the economy of East Belfast, which the Company continued to do during 2024 through its property provision for SMEs and the delivery of its client services. A specific theme for 2024 was EBE as a Change Maker – showing leadership with progressing the Net Zero, Living Wage Employer and Belfast Business Promise projects, contributing to a broader Anti-Poverty strategy. By the end of 2024, we had installed EV chargers at City East and confirmed plans with Action Renewables to install PV solar panels on City East during quarter one of 2025. We have confirmed our position as a Living Wage employer and have secured accreditation with the Belfast Business Promise, the first LEA to have done so.

In addition to these achievements, we also delivered the ninth year of the Eastside Awards, continuing to place East Belfast Enterprise as a leading organisation in East Belfast, demonstrating significant community impact. This is true also of the installation of the mural artworks and the community fun day, attended by the Lord Mayor of Belfast, where we unveiled the new mural artwork at City East, following a community engagement project that further strengthened our relationship with the community of East Belfast. Following this successful project, we completed a second community engagement project, working with communities in South and West Belfast to create and install mural artwork at the new Translink transport hub at Weaver's Cross.

During 2024, the Board paid attention to the need to refurbish and update the charity's physical assets and secured additional loan funding during the year to invest in a number of capital improvement and refurbishment projects. Matching the loan finance with funds from the Charity's reserves, a total of £354,830 was expended on projects, with an additional £19,498 remaining to be spent during 2025. The branding project is still a work in progress, but all other projects have been completed, with the branding project planned to be completed during 2025. Once this is complete the total expenditure is expected to reach £374,328, which has delivered the following projects:

- Re-tarmacking of the ABR site
- Refurbishment of guttering at the ABR site
- Installation of mural artwork at the City East site
- Renewal of ground floor facilities at the City East site
- New company website
- Investment in new branding
- Refurbishment of windows and works to the roof at the City East site
- Installation of EV charging points at the City East site

All of this work was achieved within budget, with the year-end financial performance ahead of budget for the year.

EAST BELFAST ENTERPRISE LIMITED

CHAIRMAN'S STATEMENT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

In our current strategy covering the period from 2023 to 2025, three strategic aims were agreed:

1. To Be Recognised as a Centre for Business Start-up Support
2. To Ensure Organisational Stability and to Become Financially Independent from Government Funding
3. To Enhance Corporate Governance

Most of the structural work for the third of these aims was completed in 2023 and during 2024 the Board operated with a new structure of sub-committees. These committees have operated throughout the year and plans are now in place to commence an annual review of Board performance, which will be overseen in 2025 by the Governance and Nominations sub-committee.

It is with regret that I accepted the resignation of Gerry Gilpin from the Board at the AGM in June. Gerry was a valued member of the Board, who took the decision to retire from the Board. I wish to recognise the commitment that he made and to wish him health and happiness in his retirement.

Work on the other strategic aims continued during 2024 through core business operations and with investment in branding and the creation of a new website, to engage clients and promote the services of EBE as a centre for business start up support.

To ensure organisational stability and reduce reliance on Government funding the charity has engaged in ongoing discussions with Inspire Business Centre, with a view to closer collaboration, where the two charities can maximise the return from their combined property assets to improve organisational efficiency and earn increased unrestricted revenue. In 2024 EBE had a very successful year with 100% occupancy achieved at the ABR site and the City East occupancy levels reaching 85% by the year end. The Foundry offices were also fully occupied throughout the year and there was a steady use of the co-working space.

Programme delivery was still under contract with Government, with the main service being delivery of the Go Succeed contract. This contract is delivered on behalf of Enterprise Northern Ireland, contracted to the Councils led by Belfast City Council and funded from the UK Shared Prosperity Fund. EBE was successful in delivering a high quality service assisting a total of 302 clients through the provision of 1,264 hours of mentoring support. In addition to mentoring support, two Go Succeed training workshops were delivered to a total of 14 attendees and 12 Peer Support networking events were delivered with a total of 63 clients attending across these 12 events.

The Board recognises the commitment and hard work of a small staff team to achieve these results, with some changes to the staff team during the year. Lucy Barfoot and Robbie Jamison both left the organisation, with Robbie taking up a post at Queen's University. We wish both Lucy and Robbie well and are delighted to have welcomed Clare Getty to join the team as a senior Business Advisor, working primarily on the Go Succeed programme.

Overall 2024 has been another successful year for the charity, with important and valuable services delivered across East Belfast and in other parts of the City to support local communities. The focus of our work has continued to be to support those seeking to start-up and grow small businesses, enhancing economic prosperity in East Belfast.

Looking ahead, we recognise that there is still a lot to be done to achieve our vision of East Belfast as a vibrant social and economic hub and we will work hard to further differentiate our services to offer more support to entrepreneurs and small businesses. Our ambition is to expand our property facilities further and to increase the portfolio of training and support services and this will be at the core of our ongoing discussions with the Board of Inspire Business Centre.

I would like to conclude my report by acknowledging the support that I have received as Chair from my colleagues on the Board, all of whom are volunteers and bring considerable expertise and experience to their governance of the charity. I wish to thank also the staff of the Charity, who have worked tirelessly throughout the year, often in challenging circumstances, to delivery a strong performance with quality services providing positive impact for the citizens of East Belfast.

EAST BELFAST ENTERPRISE LIMITED

CHAIRMAN'S STATEMENT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

As we look forward to 2025, we can look forward with optimism with a new, extended contract in place to continue delivery of the GO Succeed programme and with the role of the enterprise agencies recognised by the Minister for the Economy in recent statements. Collaboration will be at the heart of what we do. We will continue to collaborate with local stakeholders including the Eastside Partnership and local community organisations and will support Enterprise Northern Ireland to lobby regionally with the NI Assembly and with local Councils to secure future support for services that will help local citizens to start up and grow businesses in East Belfast. We will work closely with Inspire Business Centre to bring services and to provide facilities across greater East Belfast in pursuance of our mission to provide entrepreneurs with facilities and valued services, to meet their changing economic and social needs.

In 2025 we will work to develop a new strategy that will guide us from 2026 and ensure that we continue to deliver on our purpose to inspire and support entrepreneurs to establish and grow businesses in East Belfast and to have a positive social impact in the local community.

Mr D Graham
Chairman

Date: 24 June 2025

EAST BELFAST ENTERPRISE LIMITED

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT)

FOR THE YEAR ENDED 31 DECEMBER 2024

The trustees present their annual 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 note 1 to the financial statements and comply with the charity's Articles of association, the Companies Act 2006 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (effective 1 January 2019).

Objectives and activities

The Charity's objects ("Objects") are specifically restricted to the following:

The promotion for the public benefit of urban regeneration within East Belfast and its environs (the 'area of benefit') being an area of social and economic deprivation, by all or any of the following means:

- (a) the relief of poverty in such ways as may be thought fit;
- (b) the relief of unemployment in such ways as may be thought fit, including assistance to find employment;
- (c) the advancement of education, training or retraining, particularly among unemployed people, and providing unemployed people with work experience;
- (d) the provision of financial assistance, technical assistance or business advice or consultancy in order to provide training and employment opportunities for unemployed people in cases of financial or other charitable need through help: (i) in setting up their own business, or (ii) to existing businesses;
- (e) the creation of training and employment opportunities by the provision of workspace, buildings, and/or land for use on favourable terms.

Public Benefit

The public benefits that flow from the advancement of community development and the promotion of urban and rural development are:

- i. the creation of employment, training and work experience opportunities for residents living in economically and socially deprived areas and consequently a reduction in poverty, unemployment and hardship, leading to a better quality of life for the beneficiaries and consequent improvements in health and well-being;
- ii. enhanced knowledge about setting up and running small businesses and social enterprises resulting in increased levels of self-employment and better prospects of sustainable development;
- iii. increased levels of knowledge and transferable vocational skills among employees / work experience trainees, assisting in the creation of a more educated, skilled and qualified community;
- iv. a greater sense among the beneficiaries of more fulfilled and purposeful lives, resulting in a safer, more stable and cohesive community.

These benefits can be evidenced in records kept by various agencies of the number of jobs and work experience opportunities created and the numbers of those who have successfully completed training courses. Evidence can also be found in independent evaluations of the activities of enterprise agencies carried out by funding bodies and in community surveys of living standards and attitudes.

Some private benefit is obtained by the owners of small businesses who rent units on favourable terms, but this is ancillary to the main purpose and is greatly outweighed by the gains in public benefit.

No harm arises from any of these purposes.

EAST BELFAST ENTERPRISE LIMITED

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

FOR THE YEAR ENDED 31 DECEMBER 2024

Activities

East Belfast Enterprise offers on favourable terms a variety of workshop units at our site on Albertbridge Road ("ABR") and office accommodation at the City East Business Centre.

A variety of meeting facilities, training rooms and a co-working space are available for hire to both businesses and community and voluntary organisations.

A café, continues to operate providing an important catering facility on-site for tenants and visitors attending City East. The café is operated by a small business, Happy Out Coffee and provides a social space and activities for those marginalised in the community.

Business support programmes continue to focus on pre-start and start-up support for those wishing to start-up and grow small businesses. During 2024 charity focused on delivering the second year of its current strategy:

Aim 1: To Be Recognised as a Centre for Business Start-up Support

1. Projects: Business Club and Branding

2. SMART Objectives for 2024:

a. To develop a bespoke start-up programme for sport.

Progress: A bespoke programme for Irish League Football players has been designed and key contacts made with stakeholders.

b. To deliver Explore Enterprise and Go Succeed services.

Progress: Both programmes delivered throughout 2024, with delivery performance the best of all LEAs in Belfast. A total of 302 clients were assisted with a total of 1,264 hours of mentoring support. In addition to mentoring support, two Go Succeed training workshops were delivered to a total of 14 attendees and 12 Peer Support network events were delivered with a total of 63 clients attending across these 12 events.

c. To launch the new brand.

Progress: New brand ready to launch, awaiting board approval. A new website has been launched and internal signage has been installed in preparation for the new brand launch.

Aim 2: To ensure organisational sustainability and become financially independent from Government funding

1. Projects: Business Club, Property Development, Net Zero, PR & Marketing

2. SMART Objectives for 2024:

a. By end of 2024 to have identified a short list of property development sites and funding options.

Progress: The focus of 2024 has been on advancing collaboration with Inspire Business Centre, which will grow the property portfolio. Other sites have been viewed with meetings held with Belfast Harbour and some property developers.

b. Install EV charging points and PV panels across all property sites by end of 2024.

Progress: EV points installed at City East. Progress halted at ABR site when installer withdrew from the project. PV panels approved for installation during quarter 1 of 2025 at City East. PV panels installation at ABR site postponed pending necessary repairs to the ABR rooves.

EAST BELFAST ENTERPRISE LIMITED

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

FOR THE YEAR ENDED 31 DECEMBER 2024

Aim 3: To Enhance Corporate Governance

1. Projects: Board Membership and Roles, Board Committees, Documentation (Articles, Director Handbook, Policies)

2. SMART Objectives for 2024:

a. Update relevant documentation, policies, procedures by end of 2024.

Progress: Documentation updated and policy review in place.

b. Renew Board membership by end of 2024.

Progress: New board membership on hold pending outcome of further discussions with Inspire Business Centre.

Achievements and performance

Significant activities and achievements against objectives

In 2024, we stated that we would continue to deliver core services to help individuals to start up and grow small businesses. We achieved this as follows:

- Tenancy Services

Our tenant base at the ABR site was maintained at 100% throughout 2024. In City East there were 18 new tenancies at City East during the year and numerous movements of tenants within the building, as well as 10 tenant exits during the year. The occupancy % at City East dropped to a low of 81% during the year and was at 85% by the end of the year.

- The Foundry

Meeting room hire in the Foundry accommodated 207 meeting hires in the year (plus additional pro bono use).

An additional 19 users of the hot desks in the Foundry were recruited during the year and three new mail box clients were confirmed.

All Foundry offices were let for most of the year, with some "churn" during the year. The year commenced and ended with 100% Foundry offices let.

Three tenant events were held during the year, attended by a total of 51 attendees.

- Funded Programmes

The Go Succeed and Explore Enterprise programmes were delivered throughout the year under contract to Enterprise Northern Ireland and funded by the UK Shared Prosperity Fund.

Development Projects

In addition to the core services, a number of key development projects were identified to be delivered in 2024:

- Governance – operation of new committees and renewal of Board membership
 - This was delivered, with new sub-committees operating throughout the year
- PR & Marketing – new website and launch of brand
 - New website has been launched. New branding is complete and awaiting approval from the Board prior to launch
- Net Zero – installation of EV points and PV panels at both sites
 - EV points installed at City East. Progress halted at ABR site when installer withdrew from the project
 - PV panels approved for installation during quarter 1 of 2025 at City East
 - PV panels installation at ABR site postponed pending necessary repairs to the ABR rooves
- Mural Artwork – installed in 2024
 - Artwork installed and a family fun day held to launch the artwork, attended by the Lord Mayor of Belfast and over 300 from the community of East Belfast.

EAST BELFAST ENTERPRISE LIMITED

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

FOR THE YEAR ENDED 31 DECEMBER 2024

- Refurbishment at City East
 - Project completed
- Tarmacking of car park at ABR
 - Project completed
- Replacement of guttering at ABR
 - Project completed

As well as these development projects, works were also completed to repair the roof and windows at the City East site and a full survey was completed at City East to advise on future capital improvements.

Community partnerships and community engagement

EBE continued to engage with local community organisations through the completion of the Connecting Communities Through Art project and the resultant family fun day that was held to unveil the new mural artwork at City East. The CEO also continued to act as a Director on the Eastside Property Company, a social enterprise subsidiary of the Eastside Partnership, which is involved in community led regeneration in East Belfast. Serving on this Board is an important strategic position to ensure EBE remains connected to and informed about local community plans and activities in East Belfast, particularly in relation to property development.

The charity is also a member of the Northern Ireland Council for Voluntary Action, Social Enterprise NI, CO3 and Enterprise Northern Ireland, which enables strategic links to be made to other similar organisations operating across Northern Ireland. In 2021, the CEO took on the role of Chair with Enterprise Northern Ireland and his position as Chair was extended during 2024 and will complete in March 2026. The CEO served on the Board of CO3 during the year, giving further prominence to EBE's role within the broader third sector.

The Property Executive in EBE joined the Board of Trustees of a local theatre company, to strengthen relationships with the local East Belfast community and assist the charity with advice regarding the maintenance of the theatre property.

EBE continues to take the lead in organising the Eastside Awards to recognise endeavour from all walks of life across East Belfast. A gala black tie event was held in January to mark the 8th year of the awards and work continued throughout 2024 to plan and arrange the 9th year of the awards, with the gala awards event due to take place at the end of January 2025. Over 300 were in attendance at the awards night, celebrating all that is good about East Belfast and shining a spotlight in particular on those that work tirelessly and without recognition for the community of East Belfast.

Following the success of the Connecting Communities Through Art project, a further mural artwork project was delivered under contract with Translink to engage schools and community organisations in the vicinity of the new Translink transport hub. The artwork was designed and painted by school children and other members of the community and installed adjacent to the new Grand Central station in Belfast.

Financial review

In accordance with required accounting policy, grants are recognised in the statement of financial activities when approved by the Trustees and communicated to the recipients, irrespective of the future period over which payments are to be made, and the obligations outstanding at the year end are recognised as creditors.

The charity had net expenditure for the year of £100,676 (2023 - net incoming resources for the year of £34,941). The deficit for the year was a result of increased expenditure on programmes and planned maintenance expenditure, which was less than the amount budgeted for.

At the year end cash at bank and in hand was £369,406 (2023 - £366,137). Total funds of the charity amounted to £3,703,855 (2023 - £3,804,532) comprising of restricted funds of £1,452 and unrestricted funds of £3,702,404. Unrestricted funds includes designated funds of £3,420,057, which are further described in notes 20 and 22.

Reserves policy

It is the policy of the charity to maintain minimum cash reserves of £150,000. Total cash at bank at 31 December 2024 was £369,406 (2023 - £366,137) and the amount of free reserves was £234,543 (2023 - £254,771), which equates to approximately 14 weeks' expenditure.

EAST BELFAST ENTERPRISE LIMITED

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

FOR THE YEAR ENDED 31 DECEMBER 2024

Plans for future periods

The Trustees will continue to aim to preserve as far as possible the capital base of their investments and to increase annual income levels. Work will continue during 2025 to deliver the final year of the current strategy and to put in place a new strategy to guide the charity from 2026.

Underpinning this strategy will be the need to maximise revenue from the Charity's asset base, which will require further investment in the assets to refurbish and enhance facilities. During 2025 the charity will aim to complete installation of PV panels at the City East site and advance plans for installation of panels at the ABR site.

The Board will also continue discussions with Inspire Business Centre to bring a closer alignment between the two organisations to achieve greater impact from the this collaborative approach.

Structure, governance and management

The charity is a company limited by guarantee, governed by a voluntary Board of Directors.

The company is also a registered Charity with the Charities Commission for Northern Ireland and submitted its first return to the Charities Commission NI during 2017.

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

Mrs N Bothwell

Ms B Brown

Mr G F Gilpin

(Resigned 7 June 2024)

Mr D Graham

Mr J M Hempton

Mr M J Hempton

Ms J Locke

(Resigned 21 January 2024)

Mr W H H Miskimmin

(Resigned 21 January 2024)

Mr G A J Robinson

Recruitment and appointment of trustees

As set out in the Articles, Directors of the Company (who serve as Trustees of the Charity for the purposes of Charity Law) are elected by the members of the company, or can be co-opted by the Directors. The maximum number of Directors will be 12, with a minimum of 3.

Trustee induction and training

Incoming Members of the Board of Directors are aware of the aims and objectives of the Charity and the manner in which the Trustees carry out their responsibilities. The Chair, supported by the Chief Executive, oversees an induction process for new Directors, who are provided with key documents, including the Strategic Plan and Articles of Association of the company. An overview of the operations of the company is provided by the Chief Executive and new Directors are afforded the opportunity to meet with key staff and view the key elements of the company's operations.

EAST BELFAST ENTERPRISE LIMITED

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

FOR THE YEAR ENDED 31 DECEMBER 2024

Organisation

The Board of Trustees, which can have up to 12 members, administers the Charity. The Board meets a minimum of 5 times per annum on an agreed schedule, which is set by the Board at the end of the prior year. Standing sub-committees of the Board include an Audit and Risk Committee, which meets a minimum of 4 times per annum to oversee risk, internal and external audit processes and to review the annual company budget; a Governance and Nominations Committee, which meets a minimum of twice annually to oversee the Chair, Board and CEO appraisal processes, oversee preparations for the AGM, review the Charity Commission return and oversee the review of policies; and an HR Sub-committee, which meets a minimum of once annually and as required to set remuneration and to review HR matters.

The operations of the charity are managed on a day-to-day basis by a Chief Executive, appointed by the Board of Trustees. The Chief Executive has delegated authority, within the terms of delegation approved by the Trustees, for operational matters including, finance, employment and HR. A management team has been appointed by the CEO to provide management oversight for key company functions including Programmes, Property & Tenancy and Finance & Administration. These management posts report directly to the CEO.

Other matters

Pay policy for senior staff

The remuneration of the Chief Executive and other members of senior staff is decided by the HR sub-committee, under delegated authority of the Board of Directors.

Risk management

The Trustees have a risk management strategy, which is overseen on behalf of the Board by the Audit and Risk Sub-committee, under the delegated authority of the Board. A risk register is in place and this is reviewed every month at a management meeting and at every Audit and Risk Committee meeting. Any risks that are identified as significant through the review of the risk register are brought to the Board under a standing agenda item at each Board meeting. Any actions to mitigate risk, which are decided by the Board are delegated to the CEO to ensure risks identified are appropriately addressed.

Current risks identified have categorised risks under those relating to Finance, Programmes, Property and Governance. The register records procedures to mitigate against these risks both presently and in the future.

A new strategy will be developed during 2025, to guide the charity in 2026 and beyond. A review of risks will form part of the planning process to create the new strategy, to ensure that the strategy is designed to address and mitigate any key future risks to the organisation.

Relationship with related parties

During 2024, the Chief Executive continued in his paid role with Enterprise Northern Ireland as the Chair of the Board of Directors of Enterprise Northern Ireland. This appointment was approved at a Board meeting of the Trustees of East Belfast Enterprise in January 2021 and the appointment will continue until March 2026.

All of the Trustees serve in a voluntary capacity and do not receive any remuneration for their role as a Director (or Trustee). Any related interests are declared at meetings where the interest may arise and if any Trustee may benefit personally or in their business interests from a decision to be taken by the Board, the Trustee in question will be absent from the discussion and subsequent decision making process. A register of interests is held and updated each year for each Director and for key staff.

The Company is a member of Enterprise Northern Ireland, which is now under the Chairmanship of the CEO of East Belfast Enterprise and benefits from this membership by accessing contracts as a sub-contracted partner. Other memberships held by the Charity are for the purposes of seeking advice, information or knowledge of the Community and Voluntary sector and potential funders for the work of the charity. These memberships include membership of the Northern Ireland Council for Voluntary Action, CO3 and Social Enterprise Northern Ireland. The Chief Executive also serves on the Board of Directors of CO3 in a voluntary capacity, but there are no contractual relationships between East Belfast Enterprise and CO3.

EAST BELFAST ENTERPRISE LIMITED

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

Statement of trustees' responsibilities

The trustees, who are also the directors of East Belfast Enterprise Limited for the purpose of company law, are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that year.

In preparing these financial statements, the trustees are required to:

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

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

Auditor

In accordance with the company's articles, a resolution proposing that GMcG BELFAST be reappointed as auditor of the company will be put at a General Meeting.

Disclosure of information to auditor

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

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



Mr D Graham
Trustee

24 June 2025

EAST BELFAST ENTERPRISE LIMITED

INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF EAST BELFAST ENTERPRISE LIMITED

Opinion

We have audited the financial statements of East Belfast Enterprise 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 notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 December 2024 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

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

Conclusions relating to going concern

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

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

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

EAST BELFAST ENTERPRISE LIMITED

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE MEMBERS OF EAST BELFAST ENTERPRISE LIMITED

Other information

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

We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

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

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

Matters on which we are required to report by exception

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

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

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

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EAST BELFAST ENTERPRISE LIMITED

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE MEMBERS OF EAST BELFAST ENTERPRISE LIMITED

Responsibilities of trustees

As explained more fully in the statement of trustees' responsibilities, the trustees, who are also the directors of the charity for the purpose of company law, are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error. In preparing the financial statements, the trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

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

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

EAST BELFAST ENTERPRISE LIMITED

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE MEMBERS OF EAST BELFAST ENTERPRISE LIMITED

Extent to which the audit was considered capable of detecting irregularities, including fraud

We identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and then design and perform audit procedures responsive to those risks, including obtaining audit evidence that is sufficient and appropriate to provide a basis for our opinion.

In identifying and assessing potential risks of material misstatement in respect of irregularities, including fraud and non-compliances with laws and regulations, we considered the following:

- The nature of the industry and sector, control environment and business performance, including the company's remuneration policies for directors, bonus levels and performance targets, if any;
- Results of our enquiries of management about their own identification and assessment of the risks of irregularities;
- Any matters we identified having obtained and reviewed the company's documentation of their policies and procedures relating to:
 - Identifying, evaluating and complying with laws and regulations and whether they were aware of any instance of non-compliance;
 - Detecting and responding to the risks of fraud and whether they have knowledge of any actual, suspected or alleged fraud; and
 - The internal controls established to mitigate risks of fraud or non-compliance with laws and regulations;
- The matters discussed among the audit engagement team regarding how and where fraud might occur in the financial statements and potential indicators of fraud.

As a result of these procedures, we considered the opportunities and incentives that may exist within the company for fraud and identified the greatest potential for fraud in revenue recognition. In common with all audits under ISAs (UK), we are also required to perform specific procedures to respond to the risk of management override.

We also obtained an understanding of the legal and regulatory frameworks that the company operates in, focusing on provisions of those laws and regulations that had a direct effect on the determination of material amounts and disclosures in the financial statements. The key laws and regulations we considered in this context included the Companies Act 2006, and local tax legislation.

In addition, we considered provisions of other laws and regulations that do not have a direct effect on the financial statements but compliance with which may be fundamental to the company's ability to operate or to avoid a material penalty.

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EAST BELFAST ENTERPRISE LIMITED

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE MEMBERS OF EAST BELFAST ENTERPRISE LIMITED

Audit response to risks identified

Our procedures to respond to the risks identified included the following:

- Reviewing the financial statement disclosures and testing to supporting documentation to assess compliance with provisions of relevant laws and regulations described as having a direct effect on the financial statements;
- Enquiring of management concerning actual and potential litigation and claims;
- Performing analytical procedures to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud;
- Reading minutes of meetings of those charged with governance and reviewing correspondence with tax authorities; and
- In addressing the risk of fraud through management override of controls, testing the appropriateness of journal entries and other adjustments; assessing whether the judgements made in making accounting estimates are indicative of a potential bias; and evaluating the business rationale of any significant transactions that are unusual or outside the normal course of business.

We also communicated relevant identified laws and regulations and potential fraud risks to all engagement team members and remained alert to any indications of fraud or non-compliance with laws and regulations throughout the audit.

Owing to the inherent limitations of an audit, there is an unavoidable risk that we may not have detected some material misstatements in the financial statements, even though we have properly planned and performed our audit in accordance with auditing standards. In addition, as with any audit, there remains a higher risk of non-detection of irregularities, as they may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal controls. We are not responsible for preventing non-compliance and cannot be expected to detect non-compliance with all laws and regulations.

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

EAST BELFAST ENTERPRISE LIMITED
INDEPENDENT AUDITOR'S REPORT (CONTINUED)
TO THE MEMBERS OF EAST BELFAST ENTERPRISE LIMITED

Use of our report

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



Mr Nigel Moore FCA (Senior Statutory Auditor)
for and on behalf of GMcG BELFAST

24 June 2025

Chartered Accountants
Statutory Auditor

Chartered Accountants & Statutory
Auditor
Alfred House
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EAST BELFAST ENTERPRISE LIMITED

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 DECEMBER 2024

	Notes	Unrestricted funds 2024 £	Restricted funds 2024 £	Total 2024 £	Unrestricted funds 2023 £	Restricted funds 2023 £	Total 2023 £
Income and endowments from:							
Charitable activities	2	732,712	11,964	744,676	622,513	67,859	690,372
Other trading activities	3	35,232	-	35,232	33,519	-	33,519
Other income	4	16,845	-	16,845	28,585	-	28,585
Total income		784,789	11,964	796,753	684,617	67,859	752,476
Expenditure on:							
Charitable activities	5	874,969	22,460	897,429	667,051	50,484	717,535
Total expenditure		874,969	22,460	897,429	667,051	50,484	717,535
Net income/(expenditure)		(90,180)	(10,496)	(100,676)	17,566	17,375	34,941
Transfers between funds		5,427	(5,427)	-	769,399	(769,399)	-
Net movement in funds	7	(84,753)	(15,923)	(100,676)	786,965	(752,024)	34,941
Reconciliation of funds:							
Fund balances at 1 January 2024		3,787,157	17,375	3,804,532	3,000,192	769,399	3,769,591
Fund balances at 31 December 2024		3,702,404	1,452	3,703,856	3,787,157	17,375	3,804,532

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

EAST BELFAST ENTERPRISE LIMITED

BALANCE SHEET

AS AT 31 DECEMBER 2024

		2024		2023	
	Notes	£	£	£	£
Fixed assets					
Intangible assets	11		7,300		3,500
Tangible assets	12		3,811,676		3,643,859
			<u>3,818,976</u>		<u>3,647,359</u>
Current assets					
Debtors	13	37,359		58,316	
Cash at bank and in hand		369,406		366,137	
		<u>406,765</u>		<u>424,453</u>	
Creditors: amounts falling due within one year	15	(170,770)		(152,307)	
Net current assets			<u>235,995</u>		<u>272,146</u>
Total assets less current liabilities			<u>4,054,971</u>		<u>3,919,505</u>
Creditors: amounts falling due after more than one year	16		(351,115)		(114,973)
Net assets excluding pension liability			<u>3,703,856</u>		<u>3,804,532</u>
Net assets			<u><u>3,703,856</u></u>		<u><u>3,804,532</u></u>
The funds of the charity					
Restricted income funds	19		1,452		17,375
Unrestricted funds	22		3,702,404		3,787,157
			<u>3,703,856</u>		<u>3,804,532</u>

The financial statements were approved by the trustees on 24 June 2025



Mr D Graham
Trustee

Company registration number NI023055 (Northern Ireland)

EAST BELFAST ENTERPRISE LIMITED

STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED 31 DECEMBER 2024

	Notes	2024 £	£	2023 £	£
Cash flows from operating activities					
Cash generated from operations	24		34,777		106,534
Investing activities					
Purchase of intangible assets		(5,100)		(3,500)	
Purchase of tangible fixed assets		(252,812)		(6,032)	
Net cash used in investing activities			(257,912)		(9,532)
Financing activities					
Proceeds from borrowings		250,000		-	
Repayment of borrowings		(17,709)		(172,449)	
Repayment of bank loans		(5,887)		140,252	
Net cash generated from/(used in) financing activities			226,404		(32,197)
Net increase in cash and cash equivalents			3,269		64,805
Cash and cash equivalents at beginning of year			366,137		301,332
Cash and cash equivalents at end of year			369,406		366,137

EAST BELFAST ENTERPRISE LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024

1 Accounting policies

Charity information

East Belfast Enterprise Limited is a private company limited by guarantee incorporated in Northern Ireland. The registered office is 68-72 Newtownards Road, Belfast, BT4 1GW.

1.1 Accounting convention

The financial statements have been prepared in accordance with the charity's Memorandum and Articles of Association, the Companies Act 2006, FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the Charities SORP "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (effective 1 January 2019). The charity is a Public Benefit Entity as defined by FRS 102.

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

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of freehold properties. The principal accounting policies adopted are set out below.

1.2 Going concern

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

1.3 Charitable funds

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

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

1.4 Income

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

Rental income from properties is recognised as charitable rental income on a straight line basis over the period of tenancy.

Other income is recognised in the period in which it is receivable and to the extent the goods have been provided or on completion of the service.

1.5 Expenditure

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

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

EAST BELFAST ENTERPRISE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

1 Accounting policies (Continued)

Support costs are those costs incurred directly in support of expenditure on the objects of the charity and include project management. Governance costs are those incurred in connection with administration of the charity and compliance with constitutional and statutory requirements.

Charitable activities and Governance costs are costs incurred on the charity's operations, including support costs and costs relating to the governance of the company apportioned to charitable activities.

1.6 Intangible fixed assets other than goodwill

Intangible assets acquired separately from a business are recognised at cost and are subsequently measured at cost less accumulated amortisation and accumulated impairment losses.

Intangible assets acquired on business combinations are recognised separately from goodwill at the acquisition date where it is probable that the expected future economic benefits that are attributable to the asset will flow to the entity and the fair value of the asset can be measured reliably; the intangible asset arises from contractual or other legal rights; and the intangible asset is separable from the entity.

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

Website	Amortised over 4 years
---------	------------------------

1.7 Tangible fixed assets

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

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

ABR property	2% per annum straight line
Fixtures and fittings	20% per annum straight line
Computers	33% per annum straight line
City East property	2% per annum straight line
City East equipment	20% per annum straight line
Foundry	2% per annum straight line

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

1.8 Impairment of fixed assets

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

1.9 Cash and cash equivalents

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

EAST BELFAST ENTERPRISE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

1 Accounting policies (Continued)

1.10 Financial instruments

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

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

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

Basic financial assets

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

Basic financial liabilities

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

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

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

Derecognition of financial liabilities

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

1.11 Employee benefits

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

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

1.12 Retirement benefits

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

EAST BELFAST ENTERPRISE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

2 Income from charitable activities

	Unrestricted funds 2024 £	Restricted funds 2024 £	Total 2024 £	Unrestricted funds 2023 £	Restricted funds 2023 £	Total 2023 £
Programmes						
Services provided under contract	118,300	25,601	143,901	16,757	54,222	70,979
Less: deferred income	(11,070)	(13,637)	(24,707)	11,070	13,637	24,707
ABR Property						
Charitable rental income	217,236	-	217,236	209,528	-	209,528
Less: deferred income	4,582	-	4,582	-	-	-
City East						
Services provided under contract	228,373	-	228,373	230,297	-	230,297
Charitable rental income	167,947	-	167,947	154,861	-	154,861
Less: deferred income	7,344	-	7,344	-	-	-
	<u>732,712</u>	<u>11,964</u>	<u>744,676</u>	<u>622,513</u>	<u>67,859</u>	<u>690,372</u>

3 Income from other trading activities

	Unrestricted funds 2024 £	Unrestricted funds 2023 £
Non-charitable trading activities	35,232	33,519
	<u>35,232</u>	<u>33,519</u>

4 Other income

	Unrestricted funds 2024 £	Unrestricted funds 2023 £
Other income	16,845	28,585
	<u>16,845</u>	<u>28,585</u>

EAST BELFAST ENTERPRISE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

	Programmes		Property		City East		Total 2024		Programmes		Property		City East		Total 2023	
	2024	£	2024	£	2024	£	2024	£	2023	£	2023	£	2023	£	2023	£
5 Charitable activities																
Staff costs	46,551		-		21,233		67,784		53,332		-		40,246		93,578	
Depreciation and impairment	-		35,595		49,394		84,989		-		37,947		44,674		82,621	
Other staff costs	-		-		5,398		5,398		-		-		1,786		1,786	
Repairs & maintenance	-		2,513		61,581		64,094		-		8,214		32,315		40,529	
Establishment overheads	11,762		15,767		-		27,529		-		-		-		-	
Advertising	4,385		24,604		-		28,989		3,475		10,589		-		14,064	
Skip hire	-		26,341		3,490		29,831		-		13,001		5,756		18,757	
Motor & travel costs	309		500		-		809		2,419		136		-		2,555	
Programme expenses	86,814		-		-		86,814		57,838		-		-		57,838	
Foundry expenses	-		-		40,016		40,016		-		-		38,635		38,635	
Professional fees	-		-		-		-		2,500		-		-		2,500	
	<u>149,821</u>		<u>105,320</u>		<u>181,112</u>		<u>436,253</u>		<u>119,564</u>		<u>69,887</u>		<u>163,412</u>		<u>352,863</u>	
Share of support costs (see note 6)	3,332		110,629		295,836		409,797		5,264		118,559		227,121		350,944	
Share of governance costs (see note 6)	-		-		51,379		51,379		-		-		13,728		13,728	
	<u>153,153</u>		<u>215,949</u>		<u>528,327</u>		<u>897,429</u>		<u>124,828</u>		<u>188,446</u>		<u>404,261</u>		<u>717,535</u>	
Analysis by fund																
Unrestricted funds	130,693		215,949		528,327		874,969		76,556		188,446		402,049		667,051	
Restricted funds	22,460		-		-		22,460		48,272		-		2,212		50,484	
	<u>153,153</u>		<u>215,949</u>		<u>528,327</u>		<u>897,429</u>		<u>124,828</u>		<u>188,446</u>		<u>404,261</u>		<u>717,535</u>	

EAST BELFAST ENTERPRISE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

6 Support costs allocated to activities

	2024	2023
	£	£
Staff costs	194,092	166,781
Depreciation	1,300	-
Accountancy & payroll services	6,529	20,824
Water services & rates	6,915	5,561
Heat & light	59,943	60,110
Cleaning	17,451	18,579
Insurance	16,827	14,560
Telephone	18,727	11,500
Security, alarms & maintenance	15,025	23,266
Loan & bank interest	16,428	8,763
Computer expenses	17,180	11,591
Sundry expenses	44,916	9,409
Governance costs	45,843	13,728
	<u>461,176</u>	<u>364,672</u>

Analysed between:

Programmes	3,332	5,264
ABR Property	110,629	118,559
City East	347,215	240,849
	<u>461,176</u>	<u>364,672</u>

Governance costs comprise:

	2024	2023
	£	£
Audit fees	4,950	4,950
Legal and professional	40,643	7,438
Strategic management	-	1,325
Trustee meetings	250	15
	<u>45,843</u>	<u>13,728</u>

7 Net movement in funds

	2024	2023
	£	£
The net movement in funds is stated after charging/(crediting):		
Fees payable for the audit of the charity's financial statements	4,950	4,950
Depreciation of owned tangible fixed assets	84,989	82,621
Amortisation of intangible assets	1,300	-
	<u>91,239</u>	<u>87,571</u>

8 Trustees

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

EAST BELFAST ENTERPRISE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

9 Employees

The average monthly number of employees during the year was:

2024 Number	2023 Number
5	6

Employment costs

	2024 £	2023 £
Wages and salaries	226,951	228,565
Social security costs	20,525	19,220
Other pension costs	14,400	12,574
	<u>261,876</u>	<u>260,359</u>

The number of employees whose annual remuneration was more than £60,000 is as follows:

	2024 Number	2023 Number
£80,001 to £90,000	1	1

Remuneration of key management personnel

The remuneration of key management personnel was as follows:

	2024 £	2023 £
Aggregate compensation	<u>102,516</u>	<u>101,036</u>

10 Taxation

The charity is exempt from income tax and capital gains tax to the extent that its income and gains are applied for charitable purposes. No tax charge has arisen in the year.

EAST BELFAST ENTERPRISE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

11 Intangible fixed assets

	Website £
Cost	
At 1 January 2024	3,500
Additions	5,100
	<hr/>
At 31 December 2024	8,600
	<hr/>
Amortisation and impairment	
At 1 January 2024	-
Amortisation charged for the year	1,300
	<hr/>
At 31 December 2024	1,300
	<hr/>
Carrying amount	
At 31 December 2024	7,300
	<hr/> <hr/>
At 31 December 2023	3,500
	<hr/> <hr/>

EAST BELFAST ENTERPRISE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

12 Tangible fixed assets	ABR property £	Fixtures and fittings £	Computers £	City East property £	City East equipment £	Foundry £	Total £
Cost/valuation or valuation							
At 1 January 2024	1,680,000	107,209	101,081	1,700,000	161,999	356,558	4,106,847
Additions	177,037	-	2,640	-	5,795	67,340	252,812
At 31 December 2024	1,857,037	107,209	103,721	1,700,000	167,794	423,898	4,359,659
Depreciation and impairment							
At 1 January 2024	33,600	107,209	88,837	34,000	158,229	41,119	462,994
Depreciation charged in the year	35,380	-	6,120	34,000	1,131	8,358	84,989
At 31 December 2024	68,980	107,209	94,957	68,000	159,360	49,477	547,983
Carrying amount							
At 31 December 2024	1,788,057	-	8,764	1,632,000	8,434	374,421	3,811,676
At 31 December 2023	1,646,400	-	12,250	1,666,000	3,770	315,439	3,643,859

At 31 December 2024, had the revalued assets been carried at historic cost less accumulated depreciation and accumulated impairment losses, their carrying amount would have been approximately £2,830,205 (2023 - £2,743,681).

The charity has adopted a policy of revaluation in relation to freehold property (Being ABR property and City East property). A valuation was carried out by Frazer Kidd valuing the City East Property on an existing use basis at £1,700,000 as at 31 December 2021. A valuation was carried out for the ABR property on an existing use basis at £1,680,000 as at 31 December 2019.

Freehold land and buildings with a carrying amount of £3,420,057 (2023 - £3,312,400) have been pledged to secure borrowings of the charity. The charity is not allowed to pledge these assets as security for other borrowings or to sell them to another entity.

EAST BELFAST ENTERPRISE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

13 Debtors

	2024	2023
	£	£
Amounts falling due within one year:		
Trade debtors	25,305	19,384
Other debtors	-	1,120
Prepayments and accrued income	12,054	37,812
	<u>37,359</u>	<u>58,316</u>

14 Loans and overdrafts

	2024	2023
	£	£
Bank loans	32,584	38,471
Other loans	339,051	106,760
	<u>371,635</u>	<u>145,231</u>
Payable within one year	20,520	30,258
Payable after one year	351,115	114,973
	<u>274,989</u>	<u>16,217</u>
Amounts included above which fall due after five years:		
Payable by instalments	274,989	16,217
	<u>274,989</u>	<u>16,217</u>

The long-term loans are secured by floating charges over the property at 68-72 Newtownards Road & 308 Albertbridge Road.

Bank loans includes one loan repayable by monthly instalments of £522 until 2030 at a fixed interest rate 2.5%. The bank loan included £3,622 that falls due for repayment after more than five years.

Other loans includes two loans repayable by monthly instalments of £971 & £2,426 at an interest rate of 3% plus the Bank of England base rate. These loans include £271,367 that falls due for repayment after more than five years.

EAST BELFAST ENTERPRISE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

15 Creditors: amounts falling due within one year

	Notes	2024 £	2023 £
Bank loans	14	5,507	5,358
Other borrowings		15,013	24,900
Other taxation and social security		13,548	13,828
Deferred income	17	11,927	3,541
Trade creditors		21,493	18,240
Other creditors		70,560	68,278
Accruals		32,722	18,162
		<u>170,770</u>	<u>152,307</u>

16 Creditors: amounts falling due after more than one year

	Notes	2024 £	2023 £
Bank loans	14	27,077	33,113
Other borrowings		324,038	81,860
		<u>351,115</u>	<u>114,973</u>

17 Deferred income

	2024 £	2023 £
Other deferred income	11,927	3,541
	<u>11,927</u>	<u>3,541</u>

Deferred income is included in the financial statements as follows:

	2024 £	2023 £
Deferred income is included within:		
Current liabilities	11,927	3,541
	<u>11,927</u>	<u>3,541</u>
Movements in the year:		
Deferred income at 1 January 2024	3,541	28,247
Released from previous periods	(3,541)	(28,247)
Resources deferred in the year	11,927	3,541
	<u>11,927</u>	<u>3,541</u>
Deferred income at 31 December 2024	11,927	3,541

EAST BELFAST ENTERPRISE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

18 Retirement benefit schemes

	2024	2023
	£	£
Defined contribution schemes		
Charge to profit or loss in respect of defined contribution schemes	14,400	12,574
	<u>14,400</u>	<u>12,574</u>

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

19 Restricted funds

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

	At 1 January 2024	Incoming resources	Resources expended	Transfers	At 31 December 2024
	£	£	£	£	£
Feel good with food	2,881	7,754	(5,208)	(5,427)	-
Mural Project	14,494	4,210	(17,252)	-	1,452
	<u>17,375</u>	<u>11,964</u>	<u>(22,460)</u>	<u>(5,427)</u>	<u>1,452</u>
Previous year:	At 1 January 2023	Incoming resources	Resources expended	Transfers	At 31 December 2023
	£	£	£	£	£
Feel good with food	-	10,221	(7,340)	-	2,881
Street Culture for Regions	500	-	-	(500)	-
Mural Project	-	57,638	(43,144)	-	14,494
Renewal	8,957	-	-	(8,957)	-
Enterprise Projects	9,833	-	-	(9,833)	-
City East	750,109	-	-	(750,109)	-
	<u>769,399</u>	<u>67,859</u>	<u>(50,484)</u>	<u>(769,399)</u>	<u>17,375</u>

See note 22 for explanatory notes to the funds.

EAST BELFAST ENTERPRISE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

20 Unrestricted funds

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

	At 1 January 2024	Incoming resources	Resources expended	Transfers	At 31 December 2024
	£	£	£	£	£
Property fund	2,893,174	177,037	(69,380)	-	3,000,831
Property revaluation reserve	419,226	-	-	-	419,226
General funds	474,757	607,752	(805,589)	5,427	282,347
	<u>3,787,157</u>	<u>784,789</u>	<u>(874,969)</u>	<u>5,427</u>	<u>3,702,404</u>
Previous year:	At 1 January 2023	Incoming resources	Resources expended	Transfers	At 31 December 2023
	£	£	£	£	£
Property fund	-	-	(67,600)	2,960,774	2,893,174
Property revaluation reserve	-	-	-	419,226	419,226
General funds	3,000,192	684,617	(599,451)	(2,610,601)	474,757
	<u>3,000,192</u>	<u>684,617</u>	<u>(667,051)</u>	<u>769,399</u>	<u>3,787,157</u>

See note 22 for explanatory notes to the funds.

21 Analysis of net assets between funds

	Unrestricted funds 2024 £	Restricted funds 2024 £	Total 2024 £
At 31 December 2024:			
Intangible fixed assets	7,300	-	7,300
Tangible assets	3,811,676	-	3,811,676
Current assets/(liabilities)	234,543	1,452	235,995
Long term liabilities	(351,115)	-	(351,115)
	<u>3,702,404</u>	<u>1,452</u>	<u>3,703,856</u>

EAST BELFAST ENTERPRISE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

21 Analysis of net assets between funds (Continued)

	Unrestricted funds 2023 £	Restricted funds 2023 £	Total 2023 £
At 31 December 2023:			
Intangible fixed assets	3,500	-	3,500
Tangible assets	3,643,859	-	3,643,859
Current assets/(liabilities)	254,771	17,375	272,146
Long term liabilities	(114,973)	-	(114,973)
	<u>3,787,157</u>	<u>17,375</u>	<u>3,804,532</u>

22 Explanatory notes to the funds

Unrestricted Funds

General Fund

This fund is the result of the charity's strategic objective to establish reserves to provide sufficient funds to cover unforeseen costs which may arise, as well as allowing for the payment of any liabilities which would arise should the charity cease to operate.

Property fund

This fund relates to the value of the charity's ABR property and City East property.

Property revaluation reserve

This represents surpluses arising on the revaluation of the charity's ABR property and City East property.

Restricted Funds

Feel good with food

This is a project, funded by The Executive Office under the Urban Villages Initiative, which assisted people from the Eastside Urban Village area to engage in workshops providing advice and guidance on how to improve health outcomes through learning to cook food for a healthier diet, on a modest budget.

Mural project

This is a community engagement project, which was funded from a range of funders including Belfast City Council, George Best Belfast City Airport, Northern Ireland Community Relations Council, Radius Housing, Apex Housing, Clanmil Housing, Connswater and the Northern Ireland Housing Executive. The project engaged people from across East Belfast to design and paint two larger mural artworks, which were installed on the outer walls of the East Belfast Enterprise City East building. The project involved local schools, community groups, sports clubs, ethnic minority groups, disability groups and international students.

Transfers

A transfer of £5,427 was made from the Feel Good with Food fund to the general fund as the programme has now completed.

EAST BELFAST ENTERPRISE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

23 Related party transactions

Remuneration of key management personnel

The remuneration of key management personnel was as follows:

	2024 £	2023 £
Aggregate compensation	102,516	101,036

During the year East Belfast Enterprise entered into the following transactions with related parties:

Johnston Kennedy DFK

East Belfast Enterprise currently purchases a payroll service from Johnston Kennedy DFK. This service is provided on a commercial basis by the payroll division of Johnston Kennedy DFK. Mr D Graham is a Trustee of the charity and also a partner of Johnston Kennedy DFK. The total transactions in the year totalled £1,134, and the amount due to Johnston Kennedy DFK at the year end was £993 (2023 - £1,051).

Enterprise Northern Ireland

The CEO of East Belfast Enterprise is also the Chair of Enterprise Northern Ireland, a role approved by the Board of Trustees at their meeting in January 2019. East Belfast Enterprise is a member of Enterprise Northern Ireland, paying an annual membership and subscription for Research Data (Cobweb) of £4,335 (2023 - £3,988). The CEO received remuneration for his role with ENI and East Belfast Enterprise delivered contracts on behalf of Enterprise Northern Ireland during 2024.

Creating Retail Magic

Creating Retail Magic provides services for East Belfast Enterprise as part of the consultancy and advisory associate pool used by the charity. During 2024 gross services and costs of £3,436 (2023 - £482) were agreed with Creating Retail Magic, with no balance outstanding to Creating Retail Magic at the year end.

NB Chartered Communications

During the year East Belfast Enterprise made payments of £2,285 (2023 - £955) to NB Chartered Communications for their services, with no balance outstanding at the year end.

24 Cash generated from operations

	2024 £	2023 £
(Deficit)/surplus for the year	(100,676)	34,941
Adjustments for:		
Amortisation and impairment of intangible assets	1,300	-
Depreciation and impairment of tangible fixed assets	84,989	82,621
Movements in working capital:		
Decrease in debtors	20,957	8,356
Increase in creditors	19,821	5,322
Increase/(decrease) in deferred income	8,386	(24,706)
Cash generated from operations	34,777	106,534

EAST BELFAST ENTERPRISE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

25 Analysis of changes in net debt

	At 1 January 2024 £	Cash flows £	Acquisitions and disposals £	At 31 December 2024 £
Cash at bank and in hand	366,137	3,269	-	369,406
Loans falling due within one year	(30,258)	23,596	(13,858)	(20,520)
Loans falling due after more than one year	(114,973)	-	(236,142)	(351,115)
	<u>220,906</u>	<u>26,865</u>	<u>(250,000)</u>	<u>(2,229)</u>

East Belfast Enterprise Ltd

Northern Ireland - Charity number 103061

Accounts

Charity registration number NIC103061

Company registration number NI023055 (Northern Ireland)

EAST BELFAST ENTERPRISE LIMITED
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2023

EAST BELFAST ENTERPRISE LIMITED

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	Ms N L Bothwell Ms B Brown Mr G F Gilpin Mr D Graham Mr J M Hempton Mr M J Hempton Mr G A J Robinson	(Appointed 28 November 2023) (Appointed 12 April 2023) (Appointed 28 November 2023)
Charity number	NIC103061	
Company number	NI023055	
Registered office	68-72 Newtownards Road Belfast BT4 1GW	
Auditor	GMcG BELFAST Chartered Accountants & Statutory Auditor Alfred House 19 Alfred Street Belfast BT2 8EQ	
Bankers	Danske Bank Donegall Square West Belfast BT1 6JS	
Solicitors	McCartan Turkington Breen Northern Court 16-18 Gloucester Street Belfast BT1 4LS	

EAST BELFAST ENTERPRISE LIMITED

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EAST BELFAST ENTERPRISE LIMITED

CHAIRMAN'S STATEMENT

FOR THE YEAR ENDED 31 DECEMBER 2023

By the close of 2022 a new strategy had been agreed by the Board to guide operations during the period from January 2023 to December 2025. The plan recognised that the previous period to December 2022 had been a period of recovery and renewal following the COVID crisis, when working patterns shifted and new pressures were brought to bear on households and on the public purse, which led to a shift in priorities. Against this background there was also the outworking of Brexit, which together with the challenges arising from the COVID pandemic resulted in a very turbulent external environment. The Board was able to chart a path through these challenges to focus on organisational sustainability and succeeded in delivering very successful results in relation to tenant occupancy and services delivered to clients.

Following completion of the final operating plan delivered under the 2019 – 2022 strategy, the Board agreed a new strategy, re-stating the charity's Vision, Purpose and Mission. The strategy has an underlying theme of sustainability with a renewed focus, following the uncertainties of COVID, on growth and positive community impact, which is summarised as follows:

Our Vision:

"To establish East Belfast as a vibrant social and economic hub."

Our Purpose

"To inspire and support entrepreneurs to establish and grow businesses in East Belfast and to have a positive social impact in the local community."

Our Mission:

"To provide entrepreneurs with facilities and valued services, to meet their changing economic and social needs"

To advance the strategy, focus will be on three strategic aims:

- To be recognised as a centre for business start-up support;
- To ensure organisational sustainability and to become financially independent from Government;
- To enhance Corporate Governance.

Key projects to be advanced during the strategy were agreed and some aims set out to be achieved under the operational plan for 2023. These are summarised as follows:

Aim 1: To Be Recognised as a Centre for Business Start-up Support.

a. Projects: Business Club.

b. SMART Objectives for 2023:

- (i) to complete costed feasibility study/appraisal by end of 2023;
- (ii) to launch Business Club in 2024.

Aim 2: To ensure organizational sustainability and become financially independent from Government funding

a. Projects: Business Club, Property Development, Net Zero, PR & Marketing

b. SMART Objectives for 2023:

- (i) by end of 2023 to identify services that can be sold to the market, through a fully researched feasibility study into the business club concept;
- (ii) By end of 2023 to have identified a short list of property development sites and funding options;
- (iii) By end of 2023 to complete pricing and benchmarking of property sites and develop sales and marketing plan;
- (iv) Install PV panels across all property sites by end of 2023.

Aim 3: To Enhance Corporate Governance

a. Projects: Board Membership and Roles, Board Committees, Documentation (Articles, Director Handbook, Policies)

b. SMART Objectives for 2023:

- (i) to restructure, renew and refresh the Board and sub-committees by end of 2023;
- (ii) Update relevant documentation, policies, procedures by end of 2023.

EAST BELFAST ENTERPRISE LIMITED

CHAIRMAN'S STATEMENT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

At the end of the first year of this strategy, progress was achieved across all of these aims, with research conducted regarding the business club idea and key capital projects identified and progressed in relation to a move towards net zero and to renew facilities to enhance property related revenue, strengthening core sustainability.

Following the research conducted throughout the year, it is clear that the idea of a stand alone business club, funded through revenue earned from services sold to the market is not feasible. However, other ideas did develop from this research, which could still progress the aim to be recognised as a centre for business start-up support and work will continue during the remaining years of the new strategy to develop initiatives in line with this aim.

Plans for capital projects were progressed during the year and a financial commitment was approved by the Board to refurbish the ground floor at City East, re-tarmac and refurbish guttering at the Albertbridge Road Site. Work commenced on the ground floor refurbishment at the end of the year and this will be completed in quarter one of 2024. Contractors were appointed for the projects at the Albertbridge Road site and these projects will be completed during the first half of 2024, once the weather conditions are suitable. Work has continued with Action Renewables to install PV panels, but this has been delayed due to volume of work currently being progressed by Action Renewables. A final agreement has also been made to install the EV charging points at City East, with legal agreements being finalised with Weev to install the charging points.

Work got underway this year to carry out a comprehensive review of corporate Governance and, as part of this work, there were some changes to the Board with Beverley Brown and Gareth Robinson both joining the Board in November 2023, following the departure from the Board of Joanne Jennings, who left the Board in April 2023.

The Board has restructured its operations by replacing the Finance and HR committees with three new sub-committees. The new committees are a Governance and Nominations committee to advise on Governance matters, Board membership and succession planning, an Audit and Risk committee to monitor risk and ensure compliance and a renewal of the HR committee to oversee HR matters. This restructure will enable the Board to discharge its responsibilities through pre-planned work programmes, ensuring the Trustees remain well informed and able to effectively govern the operations of the charity. Each new sub-committee has had membership agreed and terms of reference approved by the Board and the Board has re-affirmed its own terms of reference and statement of reserved matters.

There were no changes to staff during the year, but there was a long-term illness, which resulted in a requirement for external book-keeping and accounting support. This was provided in the first half of the year through a part-time post, following which a contract was put in place with Viable Corporate Services to provide the support. Towards the end of 2023, our Senior Receptionist commenced a period of maternity leave, with her absence being covered under a contract with staff supplied by PA2Day.

Core operations in 2023 were significantly impacted by the outworking of Brexit. In March 2023 all European funded programmes came to an end. An extension of the Go For It programme had been secured through Enterprise Northern Ireland (ENI) with the Councils until the end of September 2023 and the Urban Village Initiative approved funding for a one year extension of the Feel Good With Food project, but all other programme activity finished at the end of March 2023. Work continued through ENI to secure new programmes under UK Shared Prosperity funding, administered from the Central UK Department for Housing, Levelling UP and Communities (DHLUC). ENI succeeded in securing a new contract for Explore Enterprise with funding directly from DHLUC and secured a contract with the NI Councils to deliver a new Go Succeed programme, which is seen as a replacement for the Go For It programme and some other local Council initiatives. Activation of these programmes started in the final quarter of the year, with limited delivery during this period. Both programmes will be fully operational throughout 2024.

The financial challenges faced in securing and delivering contracts for service delivery through programmes were mitigated by another year of excellent performance on the tenancy side of the business. Occupancy levels started the year with 89.1% occupancy at City East and 100% occupancy at the ABR site. By the end of the year the occupancy at City East had increased to 96.9% and the ABR site remained at 100% let. This performance significantly exceeded budgets, resulting in an overall surplus generated by the charity for the year, in excess of budget enhancing core sustainability.

EAST BELFAST ENTERPRISE LIMITED

CHAIRMAN'S STATEMENT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

As a result of careful planning and good management, the Charity has navigated through difficult conditions to end the year in a strong financial position, whilst still delivering significant impact, core to the charity's stated objects.

Positive social impact is at the core of what this charity does and, in addition to the many individuals and businesses support through our core tenancy and programme services during 2023, the charity also engaged with the local community of east Belfast through the Connecting Communities Through Art project. This project involved over 30 workshops with members of the community including community groups, nursery and post-primary schools, businesses, politicians, sports organisations, disability groups, students and members of the ethnic minority community coming together to design and paint two large mural artworks. These artworks will be displayed on the exterior walls of the City East building and will depict a theme based around entrepreneurship in this part of the city. Plans are in place to install the final artworks in quarter one of 2024 and to launch the murals with a family fun day to be open to all members of the community at City East. It is expected that on completion of this project, over 200 people will have benefitted from their involvement and EBE will have benefitted from increased strengthening of relationships with our local community.

Overall, the charity has performed well throughout 2023 and has continued to have a positive impact on the community of East Belfast. I must give credit to the staff team for their diligent work and creativity shown in delivering valued services and returning a strong financial performance. I look ahead with optimism to continue delivery of the strategy in 2024, with ambitious targets in place to further progress our plans to expand our property footprint and bring new, innovative services to benefit the entrepreneurs and businesses of East Belfast.

I would like to conclude my report by acknowledging the support that I have received as Chair from my colleagues on the Board, all of whom are volunteers and bring considerable expertise and experience to their governance of the charity. There have been some changes to the Board and significant work has been completed during this year to update our Governance procedures and put in place new structures within the Board and sub-committees. There will be further changes in the years ahead, in the spirit of continuous improvement, but I am confident that the Charity is in a good place and has a strong Board now in place to take the business forward. Following the closure of our accounting period, in early January 2024, I was informed of the resignation from the Board of William Miskimmin and Jacqueline Locke. I was saddened to receive their resignations, but want to record personally and on behalf of the Board my thanks for the commitment, work and support that both members provided during their time on the Board. On a more positive note, I am delighted to have been able to welcome Beverley Brown and Gareth Robinson as new members to our Board. Both members are deeply committed to East Belfast and bring both great experience and contacts to support our endeavours.

As we look forward to 2024, there will be further challenges, but I believe that we can finally put the difficulties of COVID behind us and we will start to see a more settled economy emerging following the outworking of Brexit. It is also encouraging that we have an Executive back in place at Stormont, which can only be good for economic and political stability and will bring opportunities for us to influence future economic policy through our position with Enterprise Northern Ireland. All of this gives me great optimism for 2024 and beyond with a strong Board and Staff team that are well positioned to avail of opportunities for the Charity to further our ambition to establish East Belfast as a vibrant social and economic hub.



.....
Mr D Graham
Chairman

Date: 0706-2024

EAST BELFAST ENTERPRISE LIMITED

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT)

FOR THE YEAR ENDED 31 DECEMBER 2023

The trustees present their annual 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 note 1 to the financial statements and comply with the charity's Articles of association, the Companies Act 2006 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (effective 1 January 2019).

Objectives and activities

The Charity's objects ("Objects") are specifically restricted to the following:

The promotion for the public benefit of urban regeneration within East Belfast and its environs (the 'area of benefit') being an area of social and economic deprivation, by all or any of the following means:

- (a) the relief of poverty in such ways as may be thought fit;
- (b) the relief of unemployment in such ways as may be thought fit, including assistance to find employment;
- (c) the advancement of education, training or retraining, particularly among unemployed people, and providing unemployed people with work experience;
- (d) the provision of financial assistance, technical assistance or business advice or consultancy in order to provide training and employment opportunities for unemployed people in cases of financial or other charitable need through help: (i) in setting up their own business, or (ii) to existing businesses;
- (e) the creation of training and employment opportunities by the provision of workspace, buildings, and/or land for use on favourable terms.

Public Benefit

The public benefits that flow from the advancement of community development and the promotion of urban and rural development are:

- i. the creation of employment, training and work experience opportunities for residents living in economically and socially deprived areas and consequently a reduction in poverty, unemployment and hardship, leading to a better quality of life for the beneficiaries and consequent improvements in health and well-being;
- ii. enhanced knowledge about setting up and running small businesses and social enterprises resulting in increased levels of self-employment and better prospects of sustainable development;
- iii. increased levels of knowledge and transferable vocational skills among employees / work experience trainees, assisting in the creation of a more educated, skilled and qualified community;
- iv. a greater sense among the beneficiaries of more fulfilled and purposeful lives, resulting in a safer, more stable and cohesive community.

These benefits can be evidenced in records kept by various agencies of the number of jobs and work experience opportunities created and the numbers of those who have successfully completed training courses. Evidence can also be found in independent evaluations of the activities of enterprise agencies carried out by funding bodies and in community surveys of living standards and attitudes.

Some private benefit is obtained by the owners of small businesses who rent units on favourable terms, but this is ancillary to the main purpose and is greatly outweighed by the gains in public benefit.

No harm arises from any of these purposes.

EAST BELFAST ENTERPRISE LIMITED

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

FOR THE YEAR ENDED 31 DECEMBER 2023

Activities

East Belfast Enterprise offers on favourable terms a variety of workshop units at our site on Albertbridge Road and office accommodation at the City East Business Centre.

A variety of meeting facilities, training rooms and a co-working space are available for hire to both businesses and community and voluntary organisations.

During the year the café operated by Urban Scullery left the premises to take up a new facility in the City Centre. This was a success for our Chairty, which had been able to support the café as a start-up business with mentoring advice and in an incubation setting, enabling the business to establish its brand and expand its services to a new location. The vacant unit that has been left will now be promoted to encourage another new or developing business to take occupancy and provide an important catering facility on-site for tenants and visitors attending City East.

Delivery of services through programmes was challenging during 2023, with the outworking of Brexit resulting in all European funding for programmes finishing in March 2023. The core focus of programme activity was to assist clients to set up new businesses and encourage further employment creation. This was delivered at the start of the year through the Go For It, Pathways to Enterprise and Kick-Start programmes. The European funding for these programmes finished in March, but funding was secured elsewhere to extend the Go For It programme until September.

During the year the charity supported Enterprise Northern Ireland to create and submit bids for funding to establish new programmes to replace those that were due to be lost from the withdrawal of European funds. This was successful and two new programmes were established, the Northern Ireland Explore Enterprise Support Service (Explore Enterprise) and the Go Succeed programme.

The Explore Enterprise programme was created by ENI with funding secured directly from the UK Department for Housing Levelling Up and Communities. EBE is contracted to deliver this programme in East Belfast under a service level agreement with Enterprise Northern Ireland. The programme aims to assist those that are currently economically inactive to investigate self-employment and explore the opportunity to start a business.

The Go Succeed programme is contracted between Enterprise Northern Ireland and the local Councils across Northern Ireland. EBE is contracted to deliver this service in East Belfast under a service level agreement with Enterprise Northern Ireland, to assist clients to develop their plans to start a business. The programme is in four stages, Engage, Foundation, Growth and Scaling. The Engage and Foundation stages focus on business start-up support and these stages of the programme are delivered by EBE.

The Explore Enterprise programme commenced in quarter two of 2023, with the Go Succeed programme delivery starting in quarter four of 2023.

In addition to the start-up support, EBE secured funding in 2023 to deliver one final year of the Feel Good With Food programme, funded by the Urban Village Initiative of the NI Executive Office. This programme supports local residents in the area to attend taster sessions on how to improve their diet to enhance nutrition, combat ailments and on an affordable budget.

EAST BELFAST ENTERPRISE LIMITED

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

FOR THE YEAR ENDED 31 DECEMBER 2023

Achievements and performance

The challenges of COVID had been largely overcome by the start of 2023, with some new hybrid working patterns now in place as a result of adaptations started during the pandemic. The importance of the property sites remained paramount to the sustainability of the charity with the service delivery part of the business under ongoing pressure due to lost revenue with the loss of EU funding. The renewed focus on tenant services that had been prioritised during the COVID pandemic following an organisational restructure, continued to generate positive results. Occupancy across both sites remained high, with the City East occupancy rising to the highest ever level of 99% let and the Albertbridge Road site remaining at 100% let.

The delivery of these programmes was more challenging with changes mid year following the end of EU funding and start of new contracts under UK Shared Prosperity funding. Despite these challenges, services continued throughout the year enabling the charity to continue to assist individuals to explore enterprise and entrepreneurship, with the aim of entering self-employment, thereby reducing dependency on state benefits and consequently addressing financial hardship and the relief of poverty and unemployment.

A summary of some of the programme activity that was delivered under contracts with a range of public funders including Belfast City Council, The UK Department for Housing, Levelling UP and Communities and The Executive Office and Urban Villages is as follows:

- **Go For It:** 122 enquiries processed and 61 business plans produced
- **Pathways to Enterprise:** 7 clients supported and 2 new business plans created and 65 hours of mentoring provided
- **NI Explore Enterprise Support Service:** 4 clients supported through 82 hours of mentoring
- **Go Succeed:** 69 enquiries processed with mentoring provided to 25 clients
- **Feel Good with Food:** The programme supported by The Executive Office through the Urban Village Initiative continued throughout 2023, providing on-line training and advice about how to improve health through nutrition to people from inner East Belfast. During the year the project worked with 4 local community organisations, Orchardville, East Belfast Mission, Sure Start and Flourish NI to make the sessions available to their clients.

The Governance of the charity was reviewed through the year, with the Board engaging in some training and a new structure of Board and sub-committees adopted. The previous Finance subcommittee was replaced by an Audit and Risk Committee and a Governance and Nominations Committee, with a new terms of reference also agreed for the HR subcommittee. New terms of reference and committee memberships were approved by the Board and this new structure will now be operational throughout 2024.

Discussions were ongoing during the year with Inspire Business centre to investigate opportunities for collaboration in property and programme services. No formal agreement has been reached, but some opportunities have been identified, which will be further progressed in 2024.

Foundry Events

There were four events held during the year to promote networking amongst tenants. These included a tenant "soapbox" event with 9 tenant businesses in attendance, a Halloween event attended by 17 tenant companies, a Macmillan Coffee morning with 30 attendees and a Christmas event for tenants with 38 attendees.

EAST BELFAST ENTERPRISE LIMITED

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

FOR THE YEAR ENDED 31 DECEMBER 2023

Community Partnerships and Community Engagement

EBE continued to engage with local community organisations during its training delivery including the Orchardville Society, East Belfast Mission, Sure Start and Flourish NI. The CEO also continued to act as a Director on the Eastside Property company, a social enterprise subsidiary of the Eastside Partnership, which is involved in community led physical regeneration in East Belfast. This Board role is an important strategic position to ensure EBE remains connected to and informed about local community plans and activities in East Belfast.

The charity is also a member of the Northern Ireland Council for Voluntary Action, Social Enterprise NI, CO3 and Enterprise Northern Ireland, which enables strategic links to be made to other similar organisations operating across Northern Ireland. In 2021, the CEO took on the role of Chair with Enterprise Northern Ireland for three years, to completed in February 2024, but the role was extended for a further year and will now complete in February 2025. The CEO served on the Board CO3 during the year, giving further prominence to EBE's role within the broader third sector.

EBE continues to take the lead in organising the Eastside Awards to recognise endeavour from all walks of life across East Belfast. The 7th year of the Awards was celebrated with a gala black tie event in the Stormont Hotel in January, where a range of awards were presented to schools, businesses, community organisations and individuals from across East Belfast.

The Connecting Communities Through Art project continued throughout 2023. This project will culminate with the installation of two new mural artworks on the external walls of the City East Building. The project is a community engagement project, led by East Belfast Enterprise in partnership with Belfast Mural Arts and during 2023 there were over 30 workshops held with people from across the community to design and paint the artwork. Groups involved included:

- Ashfield Boys art group
- Ashfield girls year8 art group
- Glentoran Academy
- EBE Tenants
- Glentoran FC
- Lagan Village youth group
- Pitt park residents association
- Funders
- Belfast City Airport Paint session
- Doyle YC Paint session
- Indiana students paint session
- Ballymac mens shed paint session
- Orchardville paint session
- Blended paint session with short strand and pitt park residents @ short strand centre
- Titanic Quarter Ltd
- Catalyst
- East Belfast MLAs at Parliament Buildings, Stormont
- McArthur Nursery School

This project is due to complete in quarter one of 2024, with the final installation of the artworks.

Financial review

In accordance with required accounting policy, grants are recognised in the statement of financial activities when approved by the Trustees and communicated to the recipients, irrespective of the future period over which payments are to be made, and the obligations outstanding at the year end are recognised as creditors.

The charity had net incoming resources for the year of £34,941 (2022: £15,050). At the year end cash at bank and in hand was £366,137 (2022: £301,332).

At 31 December 2023, the total funds of the charity amounted to £3,804,532 (2022 - £3,769,591) comprising of restricted funds of £17,375 and unrestricted funds of £3,787,157 including designated funds of £3,312,400.

EAST BELFAST ENTERPRISE LIMITED

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

FOR THE YEAR ENDED 31 DECEMBER 2023

Reserves Policy and Going Concern

During the year the Board re-structured to establish an Audit and Risk sub-committee. This committee will focus on management of risk and flag any concerns to the Board. The Board of Trustees will review finances at every Board meeting and will ensure that the charity remains in a financial position in line with the Reserves Policy. The Board has approved a budget for 2024 and is of the view that the charity has no concerns regarding its continued status as a going concern.

It is the policy of the charity that unrestricted funds which have not been designated for a specific use should be maintained at a level equivalent to between three and six month's expenditure. The trustees consider that reserves at this level will ensure that, in the event of a significant drop in funding, they will be able to continue the charity's current activities while consideration is given to ways in which additional funds may be raised. This level of reserves has been maintained throughout the year.

Plans for future periods

A new strategy was agreed by the Board at the end of 2022 to guide operations from 2023 to 2025. Work has commenced on delivery of this strategy, with a number of key achievements reported for 2023. Plans are in place for 2024, with a budget approved by the Board. These plans set out the next phase of delivery of the current strategy, with a focus on establishing core service delivery through the new programme contracts. Work will also continue with regard to ambitions to develop a further property site and a capital budget has been agreed by the Board to invest in refurbishments across the property portfolio. The refurbishment represents a renewal of property assets to encourage a greater return from increased rental revenues and use of conferencing, meeting and hot-disking facilities.

The plans to progress towards a net zero carbon emissions position will continue. In 2024 there are plans to progress installation of EV charging stations and PV panels on the rooves of the ABR site.

Structure, governance and management

The charity is a company limited by guarantee, governed by a voluntary Board of Directors.

The company is also a registered Charity with the Charities Commission for Northern Ireland and submitted its first return to the Charities Commission NI during 2017.

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

Ms N L Bothwell	
Ms B Brown	(Appointed 28 November 2023)
Mr G F Gilpin	
Mr D Graham	
Mr J M Hempton	(Appointed 12 April 2023)
Mr M J Hempton	
Ms J M Jennings	(Resigned 12 April 2023)
Ms J Locke	(Resigned 21 January 2024)
Mr W H H Miskimmin	(Resigned 21 January 2024)
Mr G A J Robinson	(Appointed 28 November 2023)

Appointment of Trustees

As set out in the Articles, Directors of the Company (who serve as Trustees of the Charity for the purposes of Charity Law) are elected by the members of the company, or can be co-opted by the Directors. The maximum number of Directors will be 12, with a minimum of 3.

Trustee Induction and Training

Incoming Members of the Board of Directors are aware of the aims and objectives of the Charity and the manner in which the Trustees carry out their responsibilities. The Chair, supported by the Chief Executive, oversees an induction process for new Directors, who are provided with key documents, including the Strategic Plan and Articles of Association of the company. An overview of the operations of the company is provided by the Chief Executive and new Directors are afforded the opportunity to meet with key staff and view the key elements of the company's operations.

EAST BELFAST ENTERPRISE LIMITED

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

FOR THE YEAR ENDED 31 DECEMBER 2023

Organisation

The Board of Trustees, which can have up to 12 members, administers the Charity. During 2023 as a result of a Governance review conducted by the Board, there were some changes made to Board operations. The Board has reaffirmed its terms of reference and Statement of Reserved Matters and will now meet a minimum of 4 times per annum.

New standing sub-committees of the Board have been appointed with membership and terms of reference for each committee approved by the Board. The three new subcommittees are an Audit and Risk committee, a Governance and Nominations Committee and an HR Committee, replacing the previous Finance and HR committees. The Audit and Risk Committee will meet a minimum of four times per year, the Governance and Nominations Committee will meet a minimum of three times per year and the HR Committee will meet a minimum of once per annum.

The operations of the charity are managed on a day-to-day basis by a Chief Executive, appointed by the Board of Trustees. The Chief Executive has delegated authority, within the terms of delegation approved by the Trustees, for operational matters including, finance, employment and HR. A management team has been appointed by the CEO to provide management oversight for key company functions including Programmes, Property & Tenancy and Finance & Administration. These management posts report directly to the CEO.

Pay Policy for Senior Staff

The remuneration of the Chief Executive and other members of senior staff is decided by the HR sub-committee, under delegated authority of the Board of Directors.

Risk Management

The Trustees have a risk management strategy, which was overseen during 2023 on behalf of the Board by the Finance sub-committee, but which will be overseen from 2024 onwards by the newly established Audit and Risk committee, under the delegated authority of the Board. A risk register is in place and this is reviewed at every sub-committee meeting. Any risks that are identified as significant through the review of the risk register are brought to the Board under a standing agenda item at each Board meeting. Any actions to mitigate risk, which are decided by the Board are delegated to the CEO to ensure risks identified are appropriately addressed. Current risks identified have categorised risks under those relating to Finance, Property, Staff, Equipment and Data, Public liability and Professional liability, Political and those risks relating to the COVID 19 pandemic. The register records procedures to mitigate against these risks both presently and in the future.

Related Parties and Co-operation with Other Organisations

During 2023, the Chief Executive continued in his paid role with Enterprise Northern Ireland as the Chair of the Board of Directors of Enterprise Northern Ireland. This appointment was approved at a Board meeting of the Trustees of East Belfast Enterprise in January 2021 and the appointment is due to finish in February 2024.

All of the Trustees serve in a voluntary capacity and do not receive any remuneration for their role as a Director (or Trustee). Any related interests are declared at meetings where the interest may arise and if any Trustee may benefit personally or in their business interests from a decision to be taken by the Board, the Trustee in question will be absented from the discussion and subsequent decision making process. The Charity complies with its conflict of interest policy, which sets out how conflicts of interest should be managed.

The Company is a member of Enterprise Northern Ireland, which is now under the Chairmanship of the CEO of East Belfast Enterprise and benefits from this membership by accessing contracts as a sub-contracted partner. Other memberships held by the Charity are for the purposes of seeking advice, information or knowledge of the Community and Voluntary sector and potential funders for the work of the charity. These memberships include membership of the Northern Ireland Council for Voluntary Action, CO3 and Social Enterprise Northern Ireland. The Chief Executive also serves on the Board of Directors of CO3 in a voluntary capacity, but there are no contractual relationships between East Belfast Enterprise and CO3.

EAST BELFAST ENTERPRISE LIMITED

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

FOR THE YEAR ENDED 31 DECEMBER 2023

Statement of trustees' responsibilities

The trustees, who are also the directors of East Belfast Enterprise Limited for the purpose of company law, are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

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

In preparing these financial statements, the trustees are required to:

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

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

Auditor

In accordance with the company's articles, a resolution proposing that GMcG BELFAST be reappointed as auditor of the company will be put at a General Meeting.

Disclosure of information to auditor

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

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



Mr D Graham
Trustee

Date: 0706-2024

EAST BELFAST ENTERPRISE LIMITED

INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF EAST BELFAST ENTERPRISE LIMITED

Opinion

We have audited the financial statements of East Belfast Enterprise 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 notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 December 2023 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

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

Conclusions relating to going concern

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

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

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

EAST BELFAST ENTERPRISE LIMITED

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE MEMBERS OF EAST BELFAST ENTERPRISE LIMITED

Other information

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

We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

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

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

Matters on which we are required to report by exception

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

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

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

EAST BELFAST ENTERPRISE LIMITED

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE MEMBERS OF EAST BELFAST ENTERPRISE LIMITED

Responsibilities of trustees

As explained more fully in the statement of trustees' responsibilities, the trustees, who are also the directors of the charity for the purpose of company law, are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error. In preparing the financial statements, the trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

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

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

EAST BELFAST ENTERPRISE LIMITED

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE MEMBERS OF EAST BELFAST ENTERPRISE LIMITED

Extent to which the audit was considered capable of detecting irregularities, including fraud

We identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and then design and perform audit procedures responsive to those risks, including obtaining audit evidence that is sufficient and appropriate to provide a basis for our opinion.

In identifying and assessing potential risks of material misstatement in respect of irregularities, including fraud and non-compliances with laws and regulations, we considered the following:

- . The nature of the industry and sector, control environment and business performance, including the company's remuneration policies for directors, bonus levels and performance targets, if any;
- . Results of our enquiries of management about their own identification and assessment of the risks of irregularities;
- . Any matters we identified having obtained and reviewed the company's documentation of their policies and procedures relating to:
 - Identifying, evaluating and complying with laws and regulations and whether they were aware of any instance of non-compliance;
 - Detecting and responding to the risks of fraud and whether they have knowledge of any actual, suspected or alleged fraud; and
 - The internal controls established to mitigate risks of fraud or non-compliance with laws and regulations;
- . The matters discussed among the audit engagement team regarding how and where fraud might occur in the financial statements and potential indicators of fraud.

As a result of these procedures, we considered the opportunities and incentives that may exist within the company for fraud and identified the greatest potential for fraud in revenue recognition. In common with all audits under ISAs (UK), we are also required to perform specific procedures to respond to the risk of management override.

We also obtained an understanding of the legal and regulatory frameworks that the company operates in, focusing on provisions of those laws and regulations that had a direct effect on the determination of material amounts and disclosures in the financial statements. The key laws and regulations we considered in this context included the Companies Act 2006, and local tax legislation.

In addition, we considered provisions of other laws and regulations that do not have a direct effect on the financial statements but compliance with which may be fundamental to the company's ability to operate or to avoid a material penalty.

EAST BELFAST ENTERPRISE LIMITED

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE MEMBERS OF EAST BELFAST ENTERPRISE LIMITED

Audit response to risks identified

Our procedures to respond to the risks identified included the following:

- Reviewing the financial statement disclosures and testing to supporting documentation to assess compliance with provisions of relevant laws and regulations described as having a direct effect on the financial statements;
- Enquiring of management concerning actual and potential litigation and claims;
- Performing analytical procedures to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud;
- Reading minutes of meetings of those charged with governance and reviewing correspondence with tax authorities; and
- In addressing the risk of fraud through management override of controls, testing the appropriateness of journal entries and other adjustments; assessing whether the judgements made in making accounting estimates are indicative of a potential bias; and evaluating the business rationale of any significant transactions that are unusual or outside the normal course of business.

We also communicated relevant identified laws and regulations and potential fraud risks to all engagement team members and remained alert to any indications of fraud or non-compliance with laws and regulations throughout the audit.

Owing to the inherent limitations of an audit, there is an unavoidable risk that we may not have detected some material misstatements in the financial statements, even though we have properly planned and performed our audit in accordance with auditing standards. In addition, as with any audit, there remains a higher risk of non-detection of irregularities, as they may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal controls. We are not responsible for preventing non-compliance and cannot be expected to detect non-compliance with all laws and regulations.

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



EAST BELFAST ENTERPRISE LIMITED

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE MEMBERS OF EAST BELFAST ENTERPRISE LIMITED

Use of our report

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

**Mr Nigel Moore FCA (Senior Statutory Auditor)
for and on behalf of GMcG BELFAST**

2/7/24

**Chartered Accountants
Statutory Auditor**

Chartered Accountants & Statutory
Auditor
Alfred House
19 Alfred Street
Belfast
BT2 8EQ

EAST BELFAST ENTERPRISE LIMITED

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 DECEMBER 2023

		Unrestricted funds 2023 £	Restricted funds 2023 £	Total 2023 £	Unrestricted funds 2022 £	Restricted funds 2022 £	Total 2022 £
	Notes						
<u>Income and endowments from:</u>							
Charitable activities	2	622,513	67,859	690,372	515,839	139,560	655,399
Other trading activities	3	33,519	-	33,519	29,820	-	29,820
Other income	4	28,585	-	28,585	19,175	-	19,175
Total income		<u>684,617</u>	<u>67,859</u>	<u>752,476</u>	<u>564,834</u>	<u>139,560</u>	<u>704,394</u>
<u>Expenditure on:</u>							
Raising funds	5	42,315	-	42,315	84,381	2,114	86,495
Charitable activities	6	624,736	50,484	675,220	473,054	129,795	602,849
Total expenditure		<u>667,051</u>	<u>50,484</u>	<u>717,535</u>	<u>557,435</u>	<u>131,909</u>	<u>689,344</u>
Net incoming resources before transfers		17,566	17,375	34,941	7,399	7,651	15,050
Gross transfers between funds		769,399	(769,399)	-	-	-	-
Net income/(expenditure) for the year/ Net movement in funds		786,965	(752,024)	34,941	7,399	7,651	15,050
Fund balances at 1 January 2023		3,000,192	769,399	3,769,591	2,992,793	761,748	3,754,541
Fund balances at 31 December 2023		<u><u>3,787,157</u></u>	<u><u>17,375</u></u>	<u><u>3,804,532</u></u>	<u><u>3,000,192</u></u>	<u><u>769,399</u></u>	<u><u>3,769,591</u></u>

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

All income and expenditure derive from continuing activities.

The statement of financial activities also complies with the requirements for an income and expenditure account under the Companies Act 2006.

EAST BELFAST ENTERPRISE LIMITED

BALANCE SHEET

AS AT 31 DECEMBER 2023

	Notes	2023		2022	
		£	£	£	£
Fixed assets					
Intangible assets	11		3,500		-
Tangible assets	12		3,643,859		3,720,448
			<u>3,647,359</u>		<u>3,720,448</u>
Current assets					
Debtors	13	58,316		66,672	
Cash at bank and in hand		366,137		301,332	
		<u>424,453</u>		<u>368,004</u>	
Creditors: amounts falling due within one year	14	<u>(152,307)</u>		<u>(206,064)</u>	
Net current assets			<u>272,146</u>		<u>161,940</u>
Total assets less current liabilities			<u>3,919,505</u>		<u>3,882,388</u>
Creditors: amounts falling due after more than one year	15		<u>(114,973)</u>		<u>(112,797)</u>
Net assets			<u><u>3,804,532</u></u>		<u><u>3,769,591</u></u>
Income funds					
Restricted funds	18		17,375		769,399
<u>Unrestricted funds</u>					
Designated funds	20	3,312,400		-	
General unrestricted funds		<u>474,757</u>		<u>3,000,192</u>	
			<u>3,787,157</u>		<u>3,000,192</u>
			<u><u>3,804,532</u></u>		<u><u>3,769,591</u></u>

The financial statements were approved by the Trustees on ... 07/06/2024



Mr D Graham
Trustee

Company registration number NI023055

EAST BELFAST ENTERPRISE LIMITED

STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED 31 DECEMBER 2023

	Notes	2023 £	£	2022 £	£
Cash flows from operating activities					
Cash generated from operations	24		106,534		36,340
Investing activities					
Purchase of intangible assets		(3,500)		-	
Purchase of tangible fixed assets		(6,032)		(5,034)	
Net cash used in investing activities			(9,532)		(5,034)
Financing activities					
Repayment of borrowings		(27,050)		(59,891)	
Repayment of bank loans		(5,147)		(4,684)	
Net cash used in financing activities			(32,197)		(64,575)
Net increase/(decrease) in cash and cash equivalents			64,805		(33,269)
Cash and cash equivalents at beginning of year			301,332		334,601
Cash and cash equivalents at end of year			<u>366,137</u>		<u>301,332</u>

EAST BELFAST ENTERPRISE LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2023

1 Accounting policies

Charity information

East Belfast Enterprise Limited is a private company limited by guarantee incorporated in Northern Ireland. The registered office is 68-72 Newtownards Road, Belfast, BT4 1GW.

1.1 Accounting convention

The financial statements have been prepared in accordance with the charity's Memorandum and Articles of Association, the Companies Act 2006, FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the Charities SORP "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (effective 1 January 2019). The charity is a Public Benefit Entity as defined by FRS 102.

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

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of freehold properties. The principal accounting policies adopted are set out below.

1.2 Going concern

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

1.3 Charitable funds

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

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

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

1.4 Income

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

Other income is recognised in the period in which it is receivable and to the extent the goods have been provided or on completion of the service.

1.5 Expenditure

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

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

EAST BELFAST ENTERPRISE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

1 Accounting policies (Continued)

Support costs are those costs incurred directly in support of expenditure on the objects of the charity and include project management. Governance costs are those incurred in connection with administration of the charity and compliance with constitutional and statutory requirements.

Charitable activities and Governance costs are costs incurred on the charity's operations, including support costs and costs relating to the governance of the company apportioned to charitable activities.

1.6 Intangible fixed assets other than goodwill

Intangible assets acquired separately from a business are recognised at cost and are subsequently measured at cost less accumulated amortisation and accumulated impairment losses.

Intangible assets acquired on business combinations are recognised separately from goodwill at the acquisition date where it is probable that the expected future economic benefits that are attributable to the asset will flow to the entity and the fair value of the asset can be measured reliably; the intangible asset arises from contractual or other legal rights; and the intangible asset is separable from the entity.

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

Website	Amortised over 4 years
---------	------------------------

1.7 Tangible fixed assets

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

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

ABR property	2% per annum straight line
Fixtures and fittings	20% reducing balance
Computers	33% per annum straight line
City East property	2% per annum straight line
City East equipment	20% per annum straight line
Foundry	2% per annum straight line

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

In the prior year no depreciation was charged on ABR property and City East property. The impact of the change in accounting policy is to recognise depreciation of £67,600 in the year ended 31 December 2023.

1.8 Impairment of fixed assets

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

1.9 Cash and cash equivalents

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

EAST BELFAST ENTERPRISE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

1 Accounting policies (Continued)

1.10 Financial instruments

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

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

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

Basic financial assets

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

Basic financial liabilities

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

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

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

Derecognition of financial liabilities

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

1.11 Employee benefits

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

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

1.12 Retirement benefits

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

EAST BELFAST ENTERPRISE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

2 Charitable activities

	Programmes	ABR Property	City East	Total 2023	Programmes	ABR Property	City East	Total 2022
	2023	2023	2023		2022	2022	2022	
	£	£	£	£	£	£	£	£
Sales within charitable activities	70,979	-	230,297	301,276	167,807	-	174,647	342,454
Charitable rental income	-	209,528	154,861	364,389	-	195,973	145,219	341,192
Less: deferred income	24,707	-	-	24,707	(28,247)	-	-	(28,247)
	<u>95,686</u>	<u>209,528</u>	<u>385,158</u>	<u>690,372</u>	<u>139,560</u>	<u>195,973</u>	<u>319,866</u>	<u>655,399</u>
Analysis by fund								
Unrestricted funds	27,827	209,528	385,158	622,513	-	195,973	319,866	515,839
Restricted funds	67,859	-	-	67,859	139,560	-	-	139,560
	<u>95,686</u>	<u>209,528</u>	<u>385,158</u>	<u>690,372</u>	<u>139,560</u>	<u>195,973</u>	<u>319,866</u>	<u>655,399</u>

EAST BELFAST ENTERPRISE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

3 Other trading activities

	Unrestricted funds	Unrestricted funds
	2023 £	2022 £
Non-charitable trading activities	33,519	29,820

4 Other income

	Unrestricted funds	Unrestricted funds
	2023 £	2022 £
Other income	28,585	19,175

5 Raising funds

	Unrestricted funds	Unrestricted funds	Restricted funds	Total
	2023 £	2022 £	2022 £	2022 £
<u>Trading costs</u>				
Staff costs	1,786	4,296	2,114	6,410
Investment Management: Repairs and Renewals	40,529	80,085	-	80,085
Trading costs	42,315	84,381	2,114	86,495
	<u>42,315</u>	<u>84,381</u>	<u>2,114</u>	<u>86,495</u>

EAST BELFAST ENTERPRISE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

6 Charitable activities

	Programmes	Property	City East	Total 2023	Programmes	Property	City East	Total 2022
	2023	2023	2023		2022	2022	2022	
	£	£	£	£	£	£	£	£
Staff costs	53,332	-	40,246	93,578	68,641	-	98,000	166,641
Depreciation and impairment	-	37,947	44,674	82,621	-	3,043	13,841	16,884
Advertising	3,475	10,589	-	14,064	3,167	2,534	2,834	8,535
Skip hire	-	13,001	5,756	18,757	-	9,786	3,926	13,712
Motor & travel costs	2,419	136	-	2,555	367	42	635	1,044
Programme expenses	57,838	-	-	57,838	59,583	-	-	59,583
Foundry expenses	-	-	38,635	38,635	-	-	29,666	29,666
Professional fees	2,500	-	-	2,500	-	-	3,750	3,750
Other charitable expenses	-	-	-	-	1,239	-	404	1,643
	<u>119,564</u>	<u>61,673</u>	<u>129,311</u>	<u>310,548</u>	<u>132,997</u>	<u>15,405</u>	<u>153,056</u>	<u>301,458</u>
Share of support costs (see note 7)	5,264	118,559	227,121	350,944	278,126	-	-	278,126
Share of governance costs (see note 7)	-	-	13,728	13,728	23,265	-	-	23,265
	<u>124,828</u>	<u>180,232</u>	<u>370,160</u>	<u>675,220</u>	<u>434,388</u>	<u>15,405</u>	<u>153,056</u>	<u>602,849</u>
Analysis by fund								
Unrestricted funds	76,556	180,232	367,948	624,736	304,593	15,405	153,056	473,054
Restricted funds	48,272	-	2,212	50,484	129,795	-	-	129,795
	<u>124,828</u>	<u>180,232</u>	<u>370,160</u>	<u>675,220</u>	<u>434,388</u>	<u>15,405</u>	<u>153,056</u>	<u>602,849</u>

EAST BELFAST ENTERPRISE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

7 Support costs

	Support costs	Governance costs	2023	Support costs	Governance costs	2022
	£	£	£	£	£	£
Staff costs	166,781	-	166,781	128,778	-	128,778
Accountancy & payroll services	20,824	-	20,824	-	-	-
Water services & rates	5,561	-	5,561	3,122	-	3,122
Heat & light	60,110	-	60,110	46,468	-	46,468
Cleaning	18,579	-	18,579	15,611	-	15,611
Insurance	14,560	-	14,560	12,319	-	12,319
Telephone	11,500	-	11,500	18,734	-	18,734
Security, alarms & maintenance	23,266	-	23,266	8,059	-	8,059
Loan & bank interest	8,763	-	8,763	10,674	-	10,674
Computer expenses	11,591	-	11,591	14,408	-	14,408
Sundry	9,409	-	9,409	19,953	-	19,953
Audit fees	-	4,950	4,950	-	4,441	4,441
Legal and professional	-	7,438	7,438	-	13,303	13,303
Staff costs	-	-	-	-	3,204	3,204
Strategic management	-	1,325	1,325	-	575	575
Trustee meetings	-	15	15	-	1,742	1,742
	<u>350,944</u>	<u>13,728</u>	<u>364,672</u>	<u>278,126</u>	<u>23,265</u>	<u>301,391</u>
Analysed between						
Charitable activities	<u>350,944</u>	<u>13,728</u>	<u>364,672</u>	<u>278,126</u>	<u>23,265</u>	<u>301,391</u>

Governance costs includes payments to the auditors of £4,950 (2022- £4,441) for audit fees.

8 Trustees

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

9 Employees

The average monthly number of employees during the year was:

2023	2022
Number	Number
6	7
<u>6</u>	<u>7</u>

EAST BELFAST ENTERPRISE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

9 Employees (Continued)

Employment costs	2023	2022
	£	£
Wages and salaries	228,565	259,332
Social security costs	19,220	22,709
Other pension costs	12,574	13,378
	<u>260,359</u>	<u>295,419</u>

The number of employees whose annual remuneration was more than £60,000 is as follows:

	2023	2022
	Number	Number
£80,001 to £90,000	<u>1</u>	<u>1</u>

10 Taxation

The charity is exempt from tax on income and gains falling within section 505 of the Taxes Act 1988 or section 252 of the Taxation of Chargeable Gains Act 1992 to the extent that these are applied to its charitable objects.

11 Intangible fixed assets

	Website
	£
Cost	
At 1 January 2023	-
Additions	3,500
	<u>3,500</u>
At 31 December 2023	<u>3,500</u>
Amortisation and impairment	
At 1 January 2023 and 31 December 2023	-
	<u>-</u>
Carrying amount	
At 31 December 2023	<u>3,500</u>
At 31 December 2022	<u>-</u>

EAST BELFAST ENTERPRISE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

12 Tangible fixed assets

	ABR property	Fixtures and fittings	Computers	City East property	City East equipment	Foundry	Total
	£	£	£	£	£	£	£
Cost/valuation or valuation							
At 1 January 2023	1,680,000	107,209	99,000	1,700,000	158,054	356,558	4,100,821
Additions	-	-	2,087	-	3,945	-	6,032
At 31 December 2023	1,680,000	107,209	101,087	1,700,000	161,999	356,558	4,106,853
Depreciation and impairment							
At 1 January 2023	-	107,209	84,490	-	154,687	33,987	380,373
Depreciation charged in the year	33,600	-	4,347	34,000	3,542	7,132	82,621
At 31 December 2023	33,600	107,209	88,837	34,000	158,229	41,119	462,994
Carrying amount							
At 31 December 2023	1,646,400	-	12,250	1,666,000	3,770	315,439	3,643,859
At 31 December 2022	1,680,000	-	14,510	1,700,000	3,366	322,572	3,720,448

At 31 December 2023, had the revalued assets been carried at historic cost less accumulated depreciation and accumulated impairment losses, their carrying amount would have been approximately £2,654,949 (2022 - £2,743,682).

The charity has adopted a policy of revaluation in relation to freehold property (Being ABR property and City East property). A valuation was carried out by Frazer Kidd valuing the City East Property on an existing use basis at £1,700,000 as at 31 December 2021. A valuation was carried out for the ABR property on an existing use basis at £1,680,000 as at 31 December 2019.

EAST BELFAST ENTERPRISE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

13 Debtors

	2023	2022
	£	£
Amounts falling due within one year:		
Trade debtors	19,384	54,037
Other debtors	1,120	-
Prepayments and accrued income	37,812	12,635
	<u>58,316</u>	<u>66,672</u>

14 Creditors: amounts falling due within one year

	Notes	2023	2022
		£	£
Bank loans	16	5,358	-
Other borrowings		24,900	64,631
Other taxation and social security		13,828	17,378
Deferred income	17	3,541	28,247
Trade creditors		18,240	19,667
Other creditors		68,278	62,175
Accruals		18,162	13,966
		<u>152,307</u>	<u>206,064</u>

15 Creditors: amounts falling due after more than one year

	Notes	2023	2022
		£	£
Bank loans	16	33,113	43,618
Other borrowings		81,860	69,179
		<u>114,973</u>	<u>112,797</u>

EAST BELFAST ENTERPRISE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

16 Loans and overdrafts

	2023 £	2022 £
Bank loans	38,471	43,618
Other loans	106,760	133,810
	<u>145,231</u>	<u>177,428</u>
Payable within one year	30,258	64,631
Payable after one year	114,973	112,797
	<u>16,217</u>	<u>21,991</u>

Amounts included above which fall due after five years:

Payable by instalments	16,217	21,991
------------------------	--------	--------

The long-term loans are secured by floating charges over the property at 68-72 Newtownards Road.

Bank loans includes one loan repayable by monthly instalments of £2,652 at an interest rate of 7.25%. This other bank loan is repayable within five years.

Other loans includes one loan repayable by monthly instalments of £522 until 2030 at an interest rate of 2.5%. £16,217 is repayable after five years for this other loan.

17 Deferred income

	2023 £	2022 £
Other deferred income	3,541	28,247

Deferred income is included in the financial statements as follows:

	2023 £	2022 £
Deferred income is included within:		
Current liabilities	3,541	28,247
Movements in the year:		
Deferred income at 1 January 2023	28,247	-
Released from previous periods	(28,247)	-
Resources deferred in the year	3,541	28,247
Deferred income at 31 December 2023	<u>3,541</u>	<u>28,247</u>

EAST BELFAST ENTERPRISE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

18 Restricted funds

The income funds of the charity include restricted funds comprising the following unexpended balances of donations and grants held on trust for specific purposes:

	Movement in funds			Movement in funds				Balance at 31 December 2023
	Balance at 1 January 2022	Incoming resources	Resources expended	Balance at 1 January 2023	Incoming resources	Resources expended	Transfers	
	£	£	£	£	£	£	£	
Urban Villages	-	7,600	(7,600)	-	-	-	-	-
Co Innovate	-	1,626	(1,626)	-	-	-	-	-
NIBSUP Go for it	-	26,089	(26,089)	-	-	-	-	-
Erasmus Data Set	-	306	(306)	-	-	-	-	-
Feel good with food	-	15,642	(15,642)	-	10,221	(7,340)	-	2,881
Kickstart	-	41,191	(41,191)	-	-	-	-	-
Pathway	-	3,239	(3,239)	-	-	-	-	-
Street Culture for Regions	1,806	21,853	(23,159)	500	-	-	(500)	-
Mural Project	-	3,614	(3,614)	-	57,638	(43,144)	-	14,494
Renewal	-	18,400	(9,443)	8,957	-	-	(8,957)	-
Enterprise Projects	9,833	-	-	9,833	-	-	(9,833)	-
City East	750,109	-	-	750,109	-	-	(750,109)	-
	<u>761,748</u>	<u>139,560</u>	<u>(131,909)</u>	<u>769,399</u>	<u>67,859</u>	<u>(50,484)</u>	<u>(769,399)</u>	<u>17,375</u>

EAST BELFAST ENTERPRISE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

19 Explanatory notes to the funds

Unrestricted Funds

General Fund

This fund is the result of the charity's strategic objective to establish reserves to provide sufficient funds to cover unforeseen costs which may arise, as well as allowing for the payment of any liabilities which would arise should the charity cease to operate.

Restricted Funds

Feel good with food

This is a project, funded by The Executive Office under the Urban Villages Initiative, which assisted people from the Eastside Urban Village area to engage in workshops providing advice and guidance on how to improve health outcomes through learning to cook food for a healthier diet, on a modest budget.

Mural project

This is a community engagement project, which was funded from a range of funders including Belfast City Council, George Best Belfast City Airport, Northern Ireland Community Relations Council, Radius Housing, Apex Housing, Clanmil Housing, Connswater and the Northern Ireland Housing Executive. The project engaged people from across East Belfast to design and paint two larger mural artworks, which were installed on the outer walls of the East Belfast Enterprise City East building. The project involved local schools, community groups, sports clubs, ethnic minority groups, disability groups and international students.

Transfers

The transfer of £750,109 during the year from the City East fund represents a partial element of the value of the property which has now been included in designated funds. Transfers are also made from the Street culture for regions, Renewal and Enterprise project funds to the general fund as the programmes have now completed.

20 Designated funds

The income funds of the charity include the following designated funds which have been set aside out of unrestricted funds by the trustees for specific purposes:

	Movement in funds				
	Incoming resources	Balance at 1 January 2023	Resources expended	Transfers	Balance at 31 December 2023
	£	£	£	£	£
Property fund	-	-	(67,600)	2,960,774	2,893,174
Property revaluation reserve	-	-	-	419,226	419,226
	-	-	(67,600)	3,380,000	3,312,400

Property fund

This fund relates to the value of the charity's ABR property and City East property.

Property revaluation reserve

This represents surpluses arising on the revaluation of the charity's ABR property and City East property.

EAST BELFAST ENTERPRISE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

21 Analysis of net assets between funds

	Unrestricted funds	Restricted funds	Total Unrestricted funds	Restricted funds	Total
	2023	2023	2023	2022	2022
	£	£	£	£	£
Fund balances at 31 December 2023 are represented by:					
Intangible fixed assets	3,500	-	3,500	-	-
Tangible assets	3,643,859	-	3,643,859	2,970,339	3,720,448
Current assets/(liabilities)	254,771	17,375	272,146	142,650	161,940
Long term liabilities	(114,973)	-	(114,973)	(112,797)	(112,797)
	<u>3,787,157</u>	<u>17,375</u>	<u>3,804,532</u>	<u>769,399</u>	<u>3,769,591</u>

22 Conduit funding

East Belfast Enterprise is responsible for receiving and distributing funds on behalf of Erasmus+ in respect of the Street Culture for Regions Project. During the year £40,064 was received and distributed by the charity in relation to this project. These funds have been treated as conduit funding and, as such, have not been recognised as income and expenditure of the charity. There were no balances held in relation to conduit funding at the balance sheet date.

EAST BELFAST ENTERPRISE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

23 Related party transactions

Remuneration of key management personnel

The remuneration of key management personnel is as follows.

	2023 £	2022 £
Aggregate compensation	101,036	80,454

During the year East Belfast Enterprise entered into the following transactions with related parties:

Johnston Kennedy DFK

East Belfast Enterprise currently purchases a payroll service from Johnston Kennedy DFK. This service is provided on a commercial basis by the payroll division of Johnston Kennedy DFK. Mr Duncan Graham is a Trustee and Director of East Belfast Enterprise Ltd and also a partner of Johnston Kennedy DFK. The total transactions in the year, and the amount due to Johnston Kennedy DFK at the year end was £1,051 net (2022: £1,090).

Enterprise Northern Ireland

The CEO of East Belfast Enterprise, Jonathan McAlpin, was also the Chair of Enterprise Northern Ireland, a role approved by the Board of Trustees at their meeting in January 2019. East Belfast Enterprise is a member of Enterprise Northern Ireland, paying an annual membership and subscription for Research Data (Cobweb) of £3,988 net. Jonathan received remuneration for his role with ENI and East Belfast Enterprise delivered contracts on behalf of Enterprise Northern Ireland during 2023.

Creating Retail Magic

Creating Retail Magic provides services for East Belfast Enterprise as part of the consultancy and advisory associate pool used by the charity. During 2023 gross services and costs of £482 were agreed with Creating Retail Magic, with no balance outstanding to Creating Retail Magic at the year end.

NB Chartered Communications

During the year East Belfast Enterprise made payments of £955 to NB Chartered Communications for their services, with no balance outstanding balances due at the year end.

24 Cash generated from operations	2023 £	2022 £
Surplus for the year	34,941	15,050
Adjustments for:		
Depreciation and impairment of tangible fixed assets	82,621	16,884
Movements in working capital:		
Decrease in debtors	8,356	8,129
Increase/(decrease) in creditors	5,322	(31,970)
(Decrease)/increase in deferred income	(24,706)	28,247
Cash generated from operations	106,534	36,340

EAST BELFAST ENTERPRISE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

25 Analysis of changes in net funds

	At 1 January 2023 £	Cash flows £	At 31 December 2023 £
Cash at bank and in hand	301,332	64,805	366,137
Loans falling due within one year	(64,631)	34,373	(30,258)
Loans falling due after more than one year	(112,797)	(2,176)	(114,973)
	<u>123,904</u>	<u>97,002</u>	<u>220,906</u>

East Belfast Enterprise Ltd

Northern Ireland - Charity number 103061

Annual report

Charity registration number NIC103061

Company registration number NI023055 (Northern Ireland)

EAST BELFAST ENTERPRISE LIMITED
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2023

EAST BELFAST ENTERPRISE LIMITED

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	Ms N L Bothwell Ms B Brown Mr G F Gilpin Mr D Graham Mr J M Hempton Mr M J Hempton Mr G A J Robinson	(Appointed 28 November 2023) (Appointed 12 April 2023) (Appointed 28 November 2023)
Charity number	NIC103061	
Company number	NI023055	
Registered office	68-72 Newtownards Road Belfast BT4 1GW	
Auditor	GMcG BELFAST Chartered Accountants & Statutory Auditor Alfred House 19 Alfred Street Belfast BT2 8EQ	
Bankers	Danske Bank Donegall Square West Belfast BT1 6JS	
Solicitors	McCartan Turkington Breen Northern Court 16-18 Gloucester Street Belfast BT1 4LS	

EAST BELFAST ENTERPRISE LIMITED

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EAST BELFAST ENTERPRISE LIMITED

CHAIRMAN'S STATEMENT

FOR THE YEAR ENDED 31 DECEMBER 2023

By the close of 2022 a new strategy had been agreed by the Board to guide operations during the period from January 2023 to December 2025. The plan recognised that the previous period to December 2022 had been a period of recovery and renewal following the COVID crisis, when working patterns shifted and new pressures were brought to bear on households and on the public purse, which led to a shift in priorities. Against this background there was also the outworking of Brexit, which together with the challenges arising from the COVID pandemic resulted in a very turbulent external environment. The Board was able to chart a path through these challenges to focus on organisational sustainability and succeeded in delivering very successful results in relation to tenant occupancy and services delivered to clients.

Following completion of the final operating plan delivered under the 2019 – 2022 strategy, the Board agreed a new strategy, re-stating the charity's Vision, Purpose and Mission. The strategy has an underlying theme of sustainability with a renewed focus, following the uncertainties of COVID, on growth and positive community impact, which is summarised as follows:

Our Vision:

"To establish East Belfast as a vibrant social and economic hub."

Our Purpose

"To inspire and support entrepreneurs to establish and grow businesses in East Belfast and to have a positive social impact in the local community."

Our Mission:

"To provide entrepreneurs with facilities and valued services, to meet their changing economic and social needs"

To advance the strategy, focus will be on three strategic aims:

- To be recognised as a centre for business start-up support;
- To ensure organisational sustainability and to become financially independent from Government;
- To enhance Corporate Governance.

Key projects to be advanced during the strategy were agreed and some aims set out to be achieved under the operational plan for 2023. These are summarised as follows:

Aim 1: To Be Recognised as a Centre for Business Start-up Support.

a. Projects: Business Club.

b. SMART Objectives for 2023:

- (i) to complete costed feasibility study/appraisal by end of 2023;
- (ii) to launch Business Club in 2024.

Aim 2: To ensure organizational sustainability and become financially independent from Government funding

a. Projects: Business Club, Property Development, Net Zero, PR & Marketing

b. SMART Objectives for 2023:

- (i) by end of 2023 to identify services that can be sold to the market, through a fully researched feasibility study into the business club concept;
- (ii) By end of 2023 to have identified a short list of property development sites and funding options;
- (iii) By end of 2023 to complete pricing and benchmarking of property sites and develop sales and marketing plan;
- (iv) Install PV panels across all property sites by end of 2023.

Aim 3: To Enhance Corporate Governance

a. Projects: Board Membership and Roles, Board Committees, Documentation (Articles, Director Handbook, Policies)

b. SMART Objectives for 2023:

- (i) to restructure, renew and refresh the Board and sub-committees by end of 2023;
- (ii) Update relevant documentation, policies, procedures by end of 2023.

EAST BELFAST ENTERPRISE LIMITED

CHAIRMAN'S STATEMENT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

At the end of the first year of this strategy, progress was achieved across all of these aims, with research conducted regarding the business club idea and key capital projects identified and progressed in relation to a move towards net zero and to renew facilities to enhance property related revenue, strengthening core sustainability.

Following the research conducted throughout the year, it is clear that the idea of a stand alone business club, funded through revenue earned from services sold to the market is not feasible. However, other ideas did develop from this research, which could still progress the aim to be recognised as a centre for business start-up support and work will continue during the remaining years of the new strategy to develop initiatives in line with this aim.

Plans for capital projects were progressed during the year and a financial commitment was approved by the Board to refurbish the ground floor at City East, re-tarmac and refurbish guttering at the Albertbridge Road Site. Work commenced on the ground floor refurbishment at the end of the year and this will be completed in quarter one of 2024. Contractors were appointed for the projects at the Albertbridge Road site and these projects will be completed during the first half of 2024, once the weather conditions are suitable. Work has continued with Action Renewables to install PV panels, but this has been delayed due to volume of work currently being progressed by Action Renewables. A final agreement has also been made to install the EV charging points at City East, with legal agreements being finalised with Weev to install the charging points.

Work got underway this year to carry out a comprehensive review of corporate Governance and, as part of this work, there were some changes to the Board with Beverley Brown and Gareth Robinson both joining the Board in November 2023, following the departure from the Board of Joanne Jennings, who left the Board in April 2023.

The Board has restructured its operations by replacing the Finance and HR committees with three new sub-committees. The new committees are a Governance and Nominations committee to advise on Governance matters, Board membership and succession planning, an Audit and Risk committee to monitor risk and ensure compliance and a renewal of the HR committee to oversee HR matters. This restructure will enable the Board to discharge its responsibilities through pre-planned work programmes, ensuring the Trustees remain well informed and able to effectively govern the operations of the charity. Each new sub-committee has had membership agreed and terms of reference approved by the Board and the Board has re-affirmed its own terms of reference and statement of reserved matters.

There were no changes to staff during the year, but there was a long-term illness, which resulted in a requirement for external book-keeping and accounting support. This was provided in the first half of the year through a part-time post, following which a contract was put in place with Viable Corporate Services to provide the support. Towards the end of 2023, our Senior Receptionist commenced a period of maternity leave, with her absence being covered under a contract with staff supplied by PA2Day.

Core operations in 2023 were significantly impacted by the outworking of Brexit. In March 2023 all European funded programmes came to an end. An extension of the Go For It programme had been secured through Enterprise Northern Ireland (ENI) with the Councils until the end of September 2023 and the Urban Village Initiative approved funding for a one year extension of the Feel Good With Food project, but all other programme activity finished at the end of March 2023. Work continued through ENI to secure new programmes under UK Shared Prosperity funding, administered from the Central UK Department for Housing, Levelling UP and Communities (DHLUC). ENI succeeded in securing a new contract for Explore Enterprise with funding directly from DHLUC and secured a contract with the NI Councils to deliver a new Go Succeed programme, which is seen as a replacement for the Go For It programme and some other local Council initiatives. Activation of these programmes started in the final quarter of the year, with limited delivery during this period. Both programmes will be fully operational throughout 2024.

The financial challenges faced in securing and delivering contracts for service delivery through programmes were mitigated by another year of excellent performance on the tenancy side of the business. Occupancy levels started the year with 89.1% occupancy at City East and 100% occupancy at the ABR site. By the end of the year the occupancy at City East had increased to 96.9% and the ABR site remained at 100% let. This performance significantly exceeded budgets, resulting in an overall surplus generated by the charity for the year, in excess of budget enhancing core sustainability.

EAST BELFAST ENTERPRISE LIMITED

CHAIRMAN'S STATEMENT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

As a result of careful planning and good management, the Charity has navigated through difficult conditions to end the year in a strong financial position, whilst still delivering significant impact, core to the charity's stated objects.

Positive social impact is at the core of what this charity does and, in addition to the many individuals and businesses support through our core tenancy and programme services during 2023, the charity also engaged with the local community of east Belfast through the Connecting Communities Through Art project. This project involved over 30 workshops with members of the community including community groups, nursery and post-primary schools, businesses, politicians, sports organisations, disability groups, students and members of the ethnic minority community coming together to design and paint two large mural artworks. These artworks will be displayed on the exterior walls of the City East building and will depict a theme based around entrepreneurship in this part of the city. Plans are in place to install the final artworks in quarter one of 2024 and to launch the murals with a family fun day to be open to all members of the community at City East. It is expected that on completion of this project, over 200 people will have benefitted from their involvement and EBE will have benefitted from increased strengthening of relationships with our local community.

Overall, the charity has performed well throughout 2023 and has continued to have a positive impact on the community of East Belfast. I must give credit to the staff team for their diligent work and creativity shown in delivering valued services and returning a strong financial performance. I look ahead with optimism to continue delivery of the strategy in 2024, with ambitious targets in place to further progress our plans to expand our property footprint and bring new, innovative services to benefit the entrepreneurs and businesses of East Belfast.

I would like to conclude my report by acknowledging the support that I have received as Chair from my colleagues on the Board, all of whom are volunteers and bring considerable expertise and experience to their governance of the charity. There have been some changes to the Board and significant work has been completed during this year to update our Governance procedures and put in place new structures within the Board and sub-committees. There will be further changes in the years ahead, in the spirit of continuous improvement, but I am confident that the Charity is in a good place and has a strong Board now in place to take the business forward. Following the closure of our accounting period, in early January 2024, I was informed of the resignation from the Board of William Miskimmin and Jacqueline Locke. I was saddened to receive their resignations, but want to record personally and on behalf of the Board my thanks for the commitment, work and support that both members provided during their time on the Board. On a more positive note, I am delighted to have been able to welcome Beverley Brown and Gareth Robinson as new members to our Board. Both members are deeply committed to East Belfast and bring both great experience and contacts to support our endeavours.

As we look forward to 2024, there will be further challenges, but I believe that we can finally put the difficulties of COVID behind us and we will start to see a more settled economy emerging following the outworking of Brexit. It is also encouraging that we have an Executive back in place at Stormont, which can only be good for economic and political stability and will bring opportunities for us to influence future economic policy through our position with Enterprise Northern Ireland. All of this gives me great optimism for 2024 and beyond with a strong Board and Staff team that are well positioned to avail of opportunities for the Charity to further our ambition to establish East Belfast as a vibrant social and economic hub.



.....
Mr D Graham
Chairman

Date: 0706-2024

EAST BELFAST ENTERPRISE LIMITED

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT)

FOR THE YEAR ENDED 31 DECEMBER 2023

The trustees present their annual 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 note 1 to the financial statements and comply with the charity's Articles of association, the Companies Act 2006 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (effective 1 January 2019).

Objectives and activities

The Charity's objects ("Objects") are specifically restricted to the following:

The promotion for the public benefit of urban regeneration within East Belfast and its environs (the 'area of benefit') being an area of social and economic deprivation, by all or any of the following means:

- (a) the relief of poverty in such ways as may be thought fit;
- (b) the relief of unemployment in such ways as may be thought fit, including assistance to find employment;
- (c) the advancement of education, training or retraining, particularly among unemployed people, and providing unemployed people with work experience;
- (d) the provision of financial assistance, technical assistance or business advice or consultancy in order to provide training and employment opportunities for unemployed people in cases of financial or other charitable need through help: (i) in setting up their own business, or (ii) to existing businesses;
- (e) the creation of training and employment opportunities by the provision of workspace, buildings, and/or land for use on favourable terms.

Public Benefit

The public benefits that flow from the advancement of community development and the promotion of urban and rural development are:

- i. the creation of employment, training and work experience opportunities for residents living in economically and socially deprived areas and consequently a reduction in poverty, unemployment and hardship, leading to a better quality of life for the beneficiaries and consequent improvements in health and well-being;
- ii. enhanced knowledge about setting up and running small businesses and social enterprises resulting in increased levels of self-employment and better prospects of sustainable development;
- iii. increased levels of knowledge and transferable vocational skills among employees / work experience trainees, assisting in the creation of a more educated, skilled and qualified community;
- iv. a greater sense among the beneficiaries of more fulfilled and purposeful lives, resulting in a safer, more stable and cohesive community.

These benefits can be evidenced in records kept by various agencies of the number of jobs and work experience opportunities created and the numbers of those who have successfully completed training courses. Evidence can also be found in independent evaluations of the activities of enterprise agencies carried out by funding bodies and in community surveys of living standards and attitudes.

Some private benefit is obtained by the owners of small businesses who rent units on favourable terms, but this is ancillary to the main purpose and is greatly outweighed by the gains in public benefit.

No harm arises from any of these purposes.

EAST BELFAST ENTERPRISE LIMITED

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

FOR THE YEAR ENDED 31 DECEMBER 2023

Activities

East Belfast Enterprise offers on favourable terms a variety of workshop units at our site on Albertbridge Road and office accommodation at the City East Business Centre.

A variety of meeting facilities, training rooms and a co-working space are available for hire to both businesses and community and voluntary organisations.

During the year the café operated by Urban Scullery left the premises to take up a new facility in the City Centre. This was a success for our Chairty, which had been able to support the café as a start-up business with mentoring advice and in an incubation setting, enabling the business to establish its brand and expand its services to a new location. The vacant unit that has been left will now be promoted to encourage another new or developing business to take occupancy and provide an important catering facility on-site for tenants and visitors attending City East.

Delivery of services through programmes was challenging during 2023, with the outworking of Brexit resulting in all European funding for programmes finishing in March 2023. The core focus of programme activity was to assist clients to set up new businesses and encourage further employment creation. This was delivered at the start of the year through the Go For It, Pathways to Enterprise and Kick-Start programmes. The European funding for these programmes finished in March, but funding was secured elsewhere to extend the Go For It programme until September.

During the year the charity supported Enterprise Northern Ireland to create and submit bids for funding to establish new programmes to replace those that were due to be lost from the withdrawal of European funds. This was successful and two new programmes were established, the Northern Ireland Explore Enterprise Support Service (Explore Enterprise) and the Go Succeed programme.

The Explore Enterprise programme was created by ENI with funding secured directly from the UK Department for Housing Levelling Up and Communities. EBE is contracted to deliver this programme in East Belfast under a service level agreement with Enterprise Northern Ireland. The programme aims to assist those that are currently economically inactive to investigate self-employment and explore the opportunity to start a business.

The Go Succeed programme is contracted between Enterprise Northern Ireland and the local Councils across Northern Ireland. EBE is contracted to deliver this service in East Belfast under a service level agreement with Enterprise Northern Ireland, to assist clients to develop their plans to start a business. The programme is in four stages, Engage, Foundation, Growth and Scaling. The Engage and Foundation stages focus on business start-up support and these stages of the programme are delivered by EBE.

The Explore Enterprise programme commenced in quarter two of 2023, with the Go Succeed programme delivery starting in quarter four of 2023.

In addition to the start-up support, EBE secured funding in 2023 to deliver one final year of the Feel Good With Food programme, funded by the Urban Village Initiative of the NI Executive Office. This programme supports local residents in the area to attend taster sessions on how to improve their diet to enhance nutrition, combat ailments and on an affordable budget.

EAST BELFAST ENTERPRISE LIMITED

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

FOR THE YEAR ENDED 31 DECEMBER 2023

Achievements and performance

The challenges of COVID had been largely overcome by the start of 2023, with some new hybrid working patterns now in place as a result of adaptations started during the pandemic. The importance of the property sites remained paramount to the sustainability of the charity with the service delivery part of the business under ongoing pressure due to lost revenue with the loss of EU funding. The renewed focus on tenant services that had been prioritised during the COVID pandemic following an organisational restructure, continued to generate positive results. Occupancy across both sites remained high, with the City East occupancy rising to the highest ever level of 99% let and the Albertbridge Road site remaining at 100% let.

The delivery of these programmes was more challenging with changes mid year following the end of EU funding and start of new contracts under UK Shared Prosperity funding. Despite these challenges, services continued throughout the year enabling the charity to continue to assist individuals to explore enterprise and entrepreneurship, with the aim of entering self-employment, thereby reducing dependency on state benefits and consequently addressing financial hardship and the relief of poverty and unemployment.

A summary of some of the programme activity that was delivered under contracts with a range of public funders including Belfast City Council, The UK Department for Housing, Levelling UP and Communities and The Executive Office and Urban Villages is as follows:

- **Go For It:** 122 enquiries processed and 61 business plans produced
- **Pathways to Enterprise:** 7 clients supported and 2 new business plans created and 65 hours of mentoring provided
- **NI Explore Enterprise Support Service:** 4 clients supported through 82 hours of mentoring
- **Go Succeed:** 69 enquiries processed with mentoring provided to 25 clients
- **Feel Good with Food:** The programme supported by The Executive Office through the Urban Village Initiative continued throughout 2023, providing on-line training and advice about how to improve health through nutrition to people from inner East Belfast. During the year the project worked with 4 local community organisations, Orchardville, East Belfast Mission, Sure Start and Flourish NI to make the sessions available to their clients.

The Governance of the charity was reviewed through the year, with the Board engaging in some training and a new structure of Board and sub-committees adopted. The previous Finance subcommittee was replaced by an Audit and Risk Committee and a Governance and Nominations Committee, with a new terms of reference also agreed for the HR subcommittee. New terms of reference and committee memberships were approved by the Board and this new structure will now be operational throughout 2024.

Discussions were ongoing during the year with Inspire Business centre to investigate opportunities for collaboration in property and programme services. No formal agreement has been reached, but some opportunities have been identified, which will be further progressed in 2024.

Foundry Events

There were four events held during the year to promote networking amongst tenants. These included a tenant "soapbox" event with 9 tenant businesses in attendance, a Halloween event attended by 17 tenant companies, a Macmillan Coffee morning with 30 attendees and a Christmas event for tenants with 38 attendees.

EAST BELFAST ENTERPRISE LIMITED

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

FOR THE YEAR ENDED 31 DECEMBER 2023

Community Partnerships and Community Engagement

EBE continued to engage with local community organisations during its training delivery including the Orchardville Society, East Belfast Mission, Sure Start and Flourish NI. The CEO also continued to act as a Director on the Eastside Property company, a social enterprise subsidiary of the Eastside Partnership, which is involved in community led physical regeneration in East Belfast. This Board role is an important strategic position to ensure EBE remains connected to and informed about local community plans and activities in East Belfast.

The charity is also a member of the Northern Ireland Council for Voluntary Action, Social Enterprise NI, CO3 and Enterprise Northern Ireland, which enables strategic links to be made to other similar organisations operating across Northern Ireland. In 2021, the CEO took on the role of Chair with Enterprise Northern Ireland for three years, to completed in February 2024, but the role was extended for a further year and will now complete in February 2025. The CEO served on the Board CO3 during the year, giving further prominence to EBE's role within the broader third sector.

EBE continues to take the lead in organising the Eastside Awards to recognise endeavour from all walks of life across East Belfast. The 7th year of the Awards was celebrated with a gala black tie event in the Stormont Hotel in January, where a range of awards were presented to schools, businesses, community organisations and individuals from across East Belfast.

The Connecting Communities Through Art project continued throughout 2023. This project will culminate with the installation of two new mural artworks on the external walls of the City East Building. The project is a community engagement project, led by East Belfast Enterprise in partnership with Belfast Mural Arts and during 2023 there were over 30 workshops held with people from across the community to design and paint the artwork. Groups involved included:

- Ashfield Boys art group
- Ashfield girls year8 art group
- Glentoran Academy
- EBE Tenants
- Glentoran FC
- Lagan Village youth group
- Pitt park residents association
- Funders
- Belfast City Airport Paint session
- Doyle YC Paint session
- Indiana students paint session
- Ballymac mens shed paint session
- Orchardville paint session
- Blended paint session with short strand and pitt park residents @ short strand centre
- Titanic Quarter Ltd
- Catalyst
- East Belfast MLAs at Parliament Buildings, Stormont
- McArthur Nursery School

This project is due to complete in quarter one of 2024, with the final installation of the artworks.

Financial review

In accordance with required accounting policy, grants are recognised in the statement of financial activities when approved by the Trustees and communicated to the recipients, irrespective of the future period over which payments are to be made, and the obligations outstanding at the year end are recognised as creditors.

The charity had net incoming resources for the year of £34,941 (2022: £15,050). At the year end cash at bank and in hand was £366,137 (2022: £301,332).

At 31 December 2023, the total funds of the charity amounted to £3,804,532 (2022 - £3,769,591) comprising of restricted funds of £17,375 and unrestricted funds of £3,787,157 including designated funds of £3,312,400.

EAST BELFAST ENTERPRISE LIMITED

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

FOR THE YEAR ENDED 31 DECEMBER 2023

Reserves Policy and Going Concern

During the year the Board re-structured to establish an Audit and Risk sub-committee. This committee will focus on management of risk and flag any concerns to the Board. The Board of Trustees will review finances at every Board meeting and will ensure that the charity remains in a financial position in line with the Reserves Policy. The Board has approved a budget for 2024 and is of the view that the charity has no concerns regarding its continued status as a going concern.

It is the policy of the charity that unrestricted funds which have not been designated for a specific use should be maintained at a level equivalent to between three and six month's expenditure. The trustees consider that reserves at this level will ensure that, in the event of a significant drop in funding, they will be able to continue the charity's current activities while consideration is given to ways in which additional funds may be raised. This level of reserves has been maintained throughout the year.

Plans for future periods

A new strategy was agreed by the Board at the end of 2022 to guide operations from 2023 to 2025. Work has commenced on delivery of this strategy, with a number of key achievements reported for 2023. Plans are in place for 2024, with a budget approved by the Board. These plans set out the next phase of delivery of the current strategy, with a focus on establishing core service delivery through the new programme contracts. Work will also continue with regard to ambitions to develop a further property site and a capital budget has been agreed by the Board to invest in refurbishments across the property portfolio. The refurbishment represents a renewal of property assets to encourage a greater return from increased rental revenues and use of conferencing, meeting and hot-disking facilities.

The plans to progress towards a net zero carbon emissions position will continue. In 2024 there are plans to progress installation of EV charging stations and PV panels on the rooves of the ABR site.

Structure, governance and management

The charity is a company limited by guarantee, governed by a voluntary Board of Directors.

The company is also a registered Charity with the Charities Commission for Northern Ireland and submitted its first return to the Charities Commission NI during 2017.

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

Ms N L Bothwell	
Ms B Brown	(Appointed 28 November 2023)
Mr G F Gilpin	
Mr D Graham	
Mr J M Hempton	(Appointed 12 April 2023)
Mr M J Hempton	
Ms J M Jennings	(Resigned 12 April 2023)
Ms J Locke	(Resigned 21 January 2024)
Mr W H H Miskimmin	(Resigned 21 January 2024)
Mr G A J Robinson	(Appointed 28 November 2023)

Appointment of Trustees

As set out in the Articles, Directors of the Company (who serve as Trustees of the Charity for the purposes of Charity Law) are elected by the members of the company, or can be co-opted by the Directors. The maximum number of Directors will be 12, with a minimum of 3.

Trustee Induction and Training

Incoming Members of the Board of Directors are aware of the aims and objectives of the Charity and the manner in which the Trustees carry out their responsibilities. The Chair, supported by the Chief Executive, oversees an induction process for new Directors, who are provided with key documents, including the Strategic Plan and Articles of Association of the company. An overview of the operations of the company is provided by the Chief Executive and new Directors are afforded the opportunity to meet with key staff and view the key elements of the company's operations.

EAST BELFAST ENTERPRISE LIMITED

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

FOR THE YEAR ENDED 31 DECEMBER 2023

Organisation

The Board of Trustees, which can have up to 12 members, administers the Charity. During 2023 as a result of a Governance review conducted by the Board, there were some changes made to Board operations. The Board has reaffirmed its terms of reference and Statement of Reserved Matters and will now meet a minimum of 4 times per annum.

New standing sub-committees of the Board have been appointed with membership and terms of reference for each committee approved by the Board. The three new subcommittees are an Audit and Risk committee, a Governance and Nominations Committee and an HR Committee, replacing the previous Finance and HR committees. The Audit and Risk Committee will meet a minimum of four times per year, the Governance and Nominations Committee will meet a minimum of three times per year and the HR Committee will meet a minimum of once per annum.

The operations of the charity are managed on a day-to-day basis by a Chief Executive, appointed by the Board of Trustees. The Chief Executive has delegated authority, within the terms of delegation approved by the Trustees, for operational matters including, finance, employment and HR. A management team has been appointed by the CEO to provide management oversight for key company functions including Programmes, Property & Tenancy and Finance & Administration. These management posts report directly to the CEO.

Pay Policy for Senior Staff

The remuneration of the Chief Executive and other members of senior staff is decided by the HR sub-committee, under delegated authority of the Board of Directors.

Risk Management

The Trustees have a risk management strategy, which was overseen during 2023 on behalf of the Board by the Finance sub-committee, but which will be overseen from 2024 onwards by the newly established Audit and Risk committee, under the delegated authority of the Board. A risk register is in place and this is reviewed at every sub-committee meeting. Any risks that are identified as significant through the review of the risk register are brought to the Board under a standing agenda item at each Board meeting. Any actions to mitigate risk, which are decided by the Board are delegated to the CEO to ensure risks identified are appropriately addressed. Current risks identified have categorised risks under those relating to Finance, Property, Staff, Equipment and Data, Public liability and Professional liability, Political and those risks relating to the COVID 19 pandemic. The register records procedures to mitigate against these risks both presently and in the future.

Related Parties and Co-operation with Other Organisations

During 2023, the Chief Executive continued in his paid role with Enterprise Northern Ireland as the Chair of the Board of Directors of Enterprise Northern Ireland. This appointment was approved at a Board meeting of the Trustees of East Belfast Enterprise in January 2021 and the appointment is due to finish in February 2024.

All of the Trustees serve in a voluntary capacity and do not receive any remuneration for their role as a Director (or Trustee). Any related interests are declared at meetings where the interest may arise and if any Trustee may benefit personally or in their business interests from a decision to be taken by the Board, the Trustee in question will be absented from the discussion and subsequent decision making process. The Charity complies with its conflict of interest policy, which sets out how conflicts of interest should be managed.

The Company is a member of Enterprise Northern Ireland, which is now under the Chairmanship of the CEO of East Belfast Enterprise and benefits from this membership by accessing contracts as a sub-contracted partner. Other memberships held by the Charity are for the purposes of seeking advice, information or knowledge of the Community and Voluntary sector and potential funders for the work of the charity. These memberships include membership of the Northern Ireland Council for Voluntary Action, CO3 and Social Enterprise Northern Ireland. The Chief Executive also serves on the Board of Directors of CO3 in a voluntary capacity, but there are no contractual relationships between East Belfast Enterprise and CO3.

EAST BELFAST ENTERPRISE LIMITED

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

FOR THE YEAR ENDED 31 DECEMBER 2023

Statement of trustees' responsibilities

The trustees, who are also the directors of East Belfast Enterprise Limited for the purpose of company law, are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

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

In preparing these financial statements, the trustees are required to:

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

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

Auditor

In accordance with the company's articles, a resolution proposing that GMcG BELFAST be reappointed as auditor of the company will be put at a General Meeting.

Disclosure of information to auditor

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

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



Mr D Graham
Trustee

Date: 0706-2024

EAST BELFAST ENTERPRISE LIMITED

INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF EAST BELFAST ENTERPRISE LIMITED

Opinion

We have audited the financial statements of East Belfast Enterprise 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 notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 December 2023 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

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

Conclusions relating to going concern

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

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

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

EAST BELFAST ENTERPRISE LIMITED

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE MEMBERS OF EAST BELFAST ENTERPRISE LIMITED

Other information

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

We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

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

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

Matters on which we are required to report by exception

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

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

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

EAST BELFAST ENTERPRISE LIMITED

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE MEMBERS OF EAST BELFAST ENTERPRISE LIMITED

Responsibilities of trustees

As explained more fully in the statement of trustees' responsibilities, the trustees, who are also the directors of the charity for the purpose of company law, are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error. In preparing the financial statements, the trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

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

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

EAST BELFAST ENTERPRISE LIMITED

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE MEMBERS OF EAST BELFAST ENTERPRISE LIMITED

Extent to which the audit was considered capable of detecting irregularities, including fraud

We identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and then design and perform audit procedures responsive to those risks, including obtaining audit evidence that is sufficient and appropriate to provide a basis for our opinion.

In identifying and assessing potential risks of material misstatement in respect of irregularities, including fraud and non-compliances with laws and regulations, we considered the following:

- . The nature of the industry and sector, control environment and business performance, including the company's remuneration policies for directors, bonus levels and performance targets, if any;
- . Results of our enquiries of management about their own identification and assessment of the risks of irregularities;
- . Any matters we identified having obtained and reviewed the company's documentation of their policies and procedures relating to:
 - Identifying, evaluating and complying with laws and regulations and whether they were aware of any instance of non-compliance;
 - Detecting and responding to the risks of fraud and whether they have knowledge of any actual, suspected or alleged fraud; and
 - The internal controls established to mitigate risks of fraud or non-compliance with laws and regulations;
- . The matters discussed among the audit engagement team regarding how and where fraud might occur in the financial statements and potential indicators of fraud.

As a result of these procedures, we considered the opportunities and incentives that may exist within the company for fraud and identified the greatest potential for fraud in revenue recognition. In common with all audits under ISAs (UK), we are also required to perform specific procedures to respond to the risk of management override.

We also obtained an understanding of the legal and regulatory frameworks that the company operates in, focusing on provisions of those laws and regulations that had a direct effect on the determination of material amounts and disclosures in the financial statements. The key laws and regulations we considered in this context included the Companies Act 2006, and local tax legislation.

In addition, we considered provisions of other laws and regulations that do not have a direct effect on the financial statements but compliance with which may be fundamental to the company's ability to operate or to avoid a material penalty.

EAST BELFAST ENTERPRISE LIMITED

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE MEMBERS OF EAST BELFAST ENTERPRISE LIMITED

Audit response to risks identified

Our procedures to respond to the risks identified included the following:

- Reviewing the financial statement disclosures and testing to supporting documentation to assess compliance with provisions of relevant laws and regulations described as having a direct effect on the financial statements;
- Enquiring of management concerning actual and potential litigation and claims;
- Performing analytical procedures to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud;
- Reading minutes of meetings of those charged with governance and reviewing correspondence with tax authorities; and
- In addressing the risk of fraud through management override of controls, testing the appropriateness of journal entries and other adjustments; assessing whether the judgements made in making accounting estimates are indicative of a potential bias; and evaluating the business rationale of any significant transactions that are unusual or outside the normal course of business.

We also communicated relevant identified laws and regulations and potential fraud risks to all engagement team members and remained alert to any indications of fraud or non-compliance with laws and regulations throughout the audit.

Owing to the inherent limitations of an audit, there is an unavoidable risk that we may not have detected some material misstatements in the financial statements, even though we have properly planned and performed our audit in accordance with auditing standards. In addition, as with any audit, there remains a higher risk of non-detection of irregularities, as they may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal controls. We are not responsible for preventing non-compliance and cannot be expected to detect non-compliance with all laws and regulations.

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



EAST BELFAST ENTERPRISE LIMITED
INDEPENDENT AUDITOR'S REPORT (CONTINUED)
TO THE MEMBERS OF EAST BELFAST ENTERPRISE LIMITED

Use of our report

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

Mr Nigel Moore FCA (Senior Statutory Auditor)
for and on behalf of GMcG BELFAST

2/7/24

Chartered Accountants
Statutory Auditor

Chartered Accountants & Statutory
Auditor
Alfred House
19 Alfred Street
Belfast
BT2 8EQ

EAST BELFAST ENTERPRISE LIMITED

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 DECEMBER 2023

		Unrestricted funds 2023 £	Restricted funds 2023 £	Total 2023 £	Unrestricted funds 2022 £	Restricted funds 2022 £	Total 2022 £
	Notes						
<u>Income and endowments from:</u>							
Charitable activities	2	622,513	67,859	690,372	515,839	139,560	655,399
Other trading activities	3	33,519	-	33,519	29,820	-	29,820
Other income	4	28,585	-	28,585	19,175	-	19,175
Total income		684,617	67,859	752,476	564,834	139,560	704,394
<u>Expenditure on:</u>							
Raising funds	5	42,315	-	42,315	84,381	2,114	86,495
Charitable activities	6	624,736	50,484	675,220	473,054	129,795	602,849
Total expenditure		667,051	50,484	717,535	557,435	131,909	689,344
Net incoming resources before transfers		17,566	17,375	34,941	7,399	7,651	15,050
Gross transfers between funds		769,399	(769,399)	-	-	-	-
Net income/(expenditure) for the year/ Net movement in funds		786,965	(752,024)	34,941	7,399	7,651	15,050
Fund balances at 1 January 2023		3,000,192	769,399	3,769,591	2,992,793	761,748	3,754,541
Fund balances at 31 December 2023		3,787,157	17,375	3,804,532	3,000,192	769,399	3,769,591

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

All income and expenditure derive from continuing activities.

The statement of financial activities also complies with the requirements for an income and expenditure account under the Companies Act 2006.

EAST BELFAST ENTERPRISE LIMITED

BALANCE SHEET

AS AT 31 DECEMBER 2023

	Notes	2023		2022	
		£	£	£	£
Fixed assets					
Intangible assets	11		3,500		-
Tangible assets	12		3,643,859		3,720,448
			<u>3,647,359</u>		<u>3,720,448</u>
Current assets					
Debtors	13	58,316		66,672	
Cash at bank and in hand		366,137		301,332	
		<u>424,453</u>		<u>368,004</u>	
Creditors: amounts falling due within one year	14	<u>(152,307)</u>		<u>(206,064)</u>	
Net current assets			<u>272,146</u>		<u>161,940</u>
Total assets less current liabilities			<u>3,919,505</u>		<u>3,882,388</u>
Creditors: amounts falling due after more than one year	15		<u>(114,973)</u>		<u>(112,797)</u>
Net assets			<u><u>3,804,532</u></u>		<u><u>3,769,591</u></u>
Income funds					
Restricted funds	18		17,375		769,399
<u>Unrestricted funds</u>					
Designated funds	20	3,312,400		-	
General unrestricted funds		<u>474,757</u>		<u>3,000,192</u>	
			<u>3,787,157</u>		<u>3,000,192</u>
			<u><u>3,804,532</u></u>		<u><u>3,769,591</u></u>

The financial statements were approved by the Trustees on ... 07/06/2024



Mr D Graham
Trustee

Company registration number NI023055

EAST BELFAST ENTERPRISE LIMITED

STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED 31 DECEMBER 2023

	Notes	2023 £	£	2022 £	£
Cash flows from operating activities					
Cash generated from operations	24		106,534		36,340
Investing activities					
Purchase of intangible assets		(3,500)		-	
Purchase of tangible fixed assets		(6,032)		(5,034)	
		<u> </u>		<u> </u>	
Net cash used in investing activities			(9,532)		(5,034)
Financing activities					
Repayment of borrowings		(27,050)		(59,891)	
Repayment of bank loans		(5,147)		(4,684)	
		<u> </u>		<u> </u>	
Net cash used in financing activities			(32,197)		(64,575)
Net increase/(decrease) in cash and cash equivalents			64,805		(33,269)
Cash and cash equivalents at beginning of year			301,332		334,601
			<u> </u>		<u> </u>
Cash and cash equivalents at end of year			<u>366,137</u>		<u>301,332</u>

EAST BELFAST ENTERPRISE LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2023

1 Accounting policies

Charity information

East Belfast Enterprise Limited is a private company limited by guarantee incorporated in Northern Ireland. The registered office is 68-72 Newtownards Road, Belfast, BT4 1GW.

1.1 Accounting convention

The financial statements have been prepared in accordance with the charity's Memorandum and Articles of Association, the Companies Act 2006, FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the Charities SORP "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (effective 1 January 2019). The charity is a Public Benefit Entity as defined by FRS 102.

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

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of freehold properties. The principal accounting policies adopted are set out below.

1.2 Going concern

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

1.3 Charitable funds

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

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

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

1.4 Income

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

Other income is recognised in the period in which it is receivable and to the extent the goods have been provided or on completion of the service.

1.5 Expenditure

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

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

EAST BELFAST ENTERPRISE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

1 Accounting policies (Continued)

Support costs are those costs incurred directly in support of expenditure on the objects of the charity and include project management. Governance costs are those incurred in connection with administration of the charity and compliance with constitutional and statutory requirements.

Charitable activities and Governance costs are costs incurred on the charity's operations, including support costs and costs relating to the governance of the company apportioned to charitable activities.

1.6 Intangible fixed assets other than goodwill

Intangible assets acquired separately from a business are recognised at cost and are subsequently measured at cost less accumulated amortisation and accumulated impairment losses.

Intangible assets acquired on business combinations are recognised separately from goodwill at the acquisition date where it is probable that the expected future economic benefits that are attributable to the asset will flow to the entity and the fair value of the asset can be measured reliably; the intangible asset arises from contractual or other legal rights; and the intangible asset is separable from the entity.

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

Website	Amortised over 4 years
---------	------------------------

1.7 Tangible fixed assets

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

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

ABR property	2% per annum straight line
Fixtures and fittings	20% reducing balance
Computers	33% per annum straight line
City East property	2% per annum straight line
City East equipment	20% per annum straight line
Foundry	2% per annum straight line

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

In the prior year no depreciation was charged on ABR property and City East property. The impact of the change in accounting policy is to recognise depreciation of £67,600 in the year ended 31 December 2023.

1.8 Impairment of fixed assets

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

1.9 Cash and cash equivalents

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

EAST BELFAST ENTERPRISE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

1 Accounting policies (Continued)

1.10 Financial instruments

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

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

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

Basic financial assets

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

Basic financial liabilities

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

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

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

Derecognition of financial liabilities

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

1.11 Employee benefits

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

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

1.12 Retirement benefits

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

EAST BELFAST ENTERPRISE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

2 Charitable activities

	Programmes	ABR Property	City East	Total 2023	Programmes	ABR Property	City East	Total 2022
	2023	2023	2023		2022	2022	2022	
	£	£	£	£	£	£	£	£
Sales within charitable activities	70,979	-	230,297	301,276	167,807	-	174,647	342,454
Charitable rental income	-	209,528	154,861	364,389	-	195,973	145,219	341,192
Less: deferred income	24,707	-	-	24,707	(28,247)	-	-	(28,247)
	<u>95,686</u>	<u>209,528</u>	<u>385,158</u>	<u>690,372</u>	<u>139,560</u>	<u>195,973</u>	<u>319,866</u>	<u>655,399</u>
Analysis by fund								
Unrestricted funds	27,827	209,528	385,158	622,513	-	195,973	319,866	515,839
Restricted funds	67,859	-	-	67,859	139,560	-	-	139,560
	<u>95,686</u>	<u>209,528</u>	<u>385,158</u>	<u>690,372</u>	<u>139,560</u>	<u>195,973</u>	<u>319,866</u>	<u>655,399</u>

EAST BELFAST ENTERPRISE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

3 Other trading activities

	Unrestricted funds	Unrestricted funds
	2023	2022
	£	£
Non-charitable trading activities	33,519	29,820

4 Other income

	Unrestricted funds	Unrestricted funds
	2023	2022
	£	£
Other income	28,585	19,175

5 Raising funds

	Unrestricted funds	Unrestricted funds	Restricted funds	Total
	2023	2022	2022	2022
	£	£	£	£
<u>Trading costs</u>				
Staff costs	1,786	4,296	2,114	6,410
Investment Management: Repairs and Renewals	40,529	80,085	-	80,085
Trading costs	42,315	84,381	2,114	86,495
	<u>42,315</u>	<u>84,381</u>	<u>2,114</u>	<u>86,495</u>

EAST BELFAST ENTERPRISE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

6 Charitable activities

	Programmes	Property	City East	Total 2023	Programmes	Property	City East	Total 2022
	2023	2023	2023		2022	2022	2022	
	£	£	£	£	£	£	£	£
Staff costs	53,332	-	40,246	93,578	68,641	-	98,000	166,641
Depreciation and impairment	-	37,947	44,674	82,621	-	3,043	13,841	16,884
Advertising	3,475	10,589	-	14,064	3,167	2,534	2,834	8,535
Skip hire	-	13,001	5,756	18,757	-	9,786	3,926	13,712
Motor & travel costs	2,419	136	-	2,555	367	42	635	1,044
Programme expenses	57,838	-	-	57,838	59,583	-	-	59,583
Foundry expenses	-	-	38,635	38,635	-	-	29,666	29,666
Professional fees	2,500	-	-	2,500	-	-	3,750	3,750
Other charitable expenses	-	-	-	-	1,239	-	404	1,643
	<u>119,564</u>	<u>61,673</u>	<u>129,311</u>	<u>310,548</u>	<u>132,997</u>	<u>15,405</u>	<u>153,056</u>	<u>301,458</u>
Share of support costs (see note 7)	5,264	118,559	227,121	350,944	278,126	-	-	278,126
Share of governance costs (see note 7)	-	-	13,728	13,728	23,265	-	-	23,265
	<u>124,828</u>	<u>180,232</u>	<u>370,160</u>	<u>675,220</u>	<u>434,388</u>	<u>15,405</u>	<u>153,056</u>	<u>602,849</u>
Analysis by fund								
Unrestricted funds	76,556	180,232	367,948	624,736	304,593	15,405	153,056	473,054
Restricted funds	48,272	-	2,212	50,484	129,795	-	-	129,795
	<u>124,828</u>	<u>180,232</u>	<u>370,160</u>	<u>675,220</u>	<u>434,388</u>	<u>15,405</u>	<u>153,056</u>	<u>602,849</u>

EAST BELFAST ENTERPRISE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

7 Support costs

	Support costs	Governance costs	2023	Support costs	Governance costs	2022
	£	£	£	£	£	£
Staff costs	166,781	-	166,781	128,778	-	128,778
Accountancy & payroll services	20,824	-	20,824	-	-	-
Water services & rates	5,561	-	5,561	3,122	-	3,122
Heat & light	60,110	-	60,110	46,468	-	46,468
Cleaning	18,579	-	18,579	15,611	-	15,611
Insurance	14,560	-	14,560	12,319	-	12,319
Telephone	11,500	-	11,500	18,734	-	18,734
Security, alarms & maintenance	23,266	-	23,266	8,059	-	8,059
Loan & bank interest	8,763	-	8,763	10,674	-	10,674
Computer expenses	11,591	-	11,591	14,408	-	14,408
Sundry	9,409	-	9,409	19,953	-	19,953
Audit fees	-	4,950	4,950	-	4,441	4,441
Legal and professional	-	7,438	7,438	-	13,303	13,303
Staff costs	-	-	-	-	3,204	3,204
Strategic management	-	1,325	1,325	-	575	575
Trustee meetings	-	15	15	-	1,742	1,742
	<u>350,944</u>	<u>13,728</u>	<u>364,672</u>	<u>278,126</u>	<u>23,265</u>	<u>301,391</u>
Analysed between						
Charitable activities	<u>350,944</u>	<u>13,728</u>	<u>364,672</u>	<u>278,126</u>	<u>23,265</u>	<u>301,391</u>

Governance costs includes payments to the auditors of £4,950 (2022- £4,441) for audit fees.

8 Trustees

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

9 Employees

The average monthly number of employees during the year was:

2023	2022
Number	Number
6	7

EAST BELFAST ENTERPRISE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

9 Employees (Continued)

Employment costs	2023	2022
	£	£
Wages and salaries	228,565	259,332
Social security costs	19,220	22,709
Other pension costs	12,574	13,378
	<u>260,359</u>	<u>295,419</u>

The number of employees whose annual remuneration was more than £60,000 is as follows:

	2023	2022
	Number	Number
£80,001 to £90,000	<u>1</u>	<u>1</u>

10 Taxation

The charity is exempt from tax on income and gains falling within section 505 of the Taxes Act 1988 or section 252 of the Taxation of Chargeable Gains Act 1992 to the extent that these are applied to its charitable objects.

11 Intangible fixed assets

	Website
	£
Cost	
At 1 January 2023	-
Additions	3,500
	<u>3,500</u>
At 31 December 2023	<u>3,500</u>
Amortisation and impairment	
At 1 January 2023 and 31 December 2023	-
	<u>-</u>
Carrying amount	
At 31 December 2023	<u>3,500</u>
At 31 December 2022	<u>-</u>

EAST BELFAST ENTERPRISE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

12 Tangible fixed assets

	ABR property	Fixtures and fittings	Computers	City East property	City East equipment	Foundry	Total
	£	£	£	£	£	£	£
Cost/valuation or valuation							
At 1 January 2023	1,680,000	107,209	99,000	1,700,000	158,054	356,558	4,100,821
Additions	-	-	2,087	-	3,945	-	6,032
At 31 December 2023	1,680,000	107,209	101,087	1,700,000	161,999	356,558	4,106,853
Depreciation and impairment							
At 1 January 2023	-	107,209	84,490	-	154,687	33,987	380,373
Depreciation charged in the year	33,600	-	4,347	34,000	3,542	7,132	82,621
At 31 December 2023	33,600	107,209	88,837	34,000	158,229	41,119	462,994
Carrying amount							
At 31 December 2023	1,646,400	-	12,250	1,666,000	3,770	315,439	3,643,859
At 31 December 2022	1,680,000	-	14,510	1,700,000	3,366	322,572	3,720,448

At 31 December 2023, had the revalued assets been carried at historic cost less accumulated depreciation and accumulated impairment losses, their carrying amount would have been approximately £2,654,949 (2022 - £2,743,682).

The charity has adopted a policy of revaluation in relation to freehold property (Being ABR property and City East property). A valuation was carried out by Frazer Kidd valuing the City East Property on an existing use basis at £1,700,000 as at 31 December 2021. A valuation was carried out for the ABR property on an existing use basis at £1,680,000 as at 31 December 2019.

EAST BELFAST ENTERPRISE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

13 Debtors

	2023	2022
	£	£
Amounts falling due within one year:		
Trade debtors	19,384	54,037
Other debtors	1,120	-
Prepayments and accrued income	37,812	12,635
	<u>58,316</u>	<u>66,672</u>

14 Creditors: amounts falling due within one year

	Notes	2023	2022
		£	£
Bank loans	16	5,358	-
Other borrowings		24,900	64,631
Other taxation and social security		13,828	17,378
Deferred income	17	3,541	28,247
Trade creditors		18,240	19,667
Other creditors		68,278	62,175
Accruals		18,162	13,966
		<u>152,307</u>	<u>206,064</u>

15 Creditors: amounts falling due after more than one year

	Notes	2023	2022
		£	£
Bank loans	16	33,113	43,618
Other borrowings		81,860	69,179
		<u>114,973</u>	<u>112,797</u>

EAST BELFAST ENTERPRISE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

16 Loans and overdrafts

	2023 £	2022 £
Bank loans	38,471	43,618
Other loans	106,760	133,810
	<u>145,231</u>	<u>177,428</u>
Payable within one year	30,258	64,631
Payable after one year	114,973	112,797
	<u>16,217</u>	<u>21,991</u>

Amounts included above which fall due after five years:

Payable by instalments	16,217	21,991
------------------------	--------	--------

The long-term loans are secured by floating charges over the property at 68-72 Newtownards Road.

Bank loans includes one loan repayable by monthly instalments of £2,652 at an interest rate of 7.25%. This other bank loan is repayable within five years.

Other loans includes one loan repayable by monthly instalments of £522 until 2030 at an interest rate of 2.5%. £16,217 is repayable after five years for this other loan.

17 Deferred income

	2023 £	2022 £
Other deferred income	3,541	28,247

Deferred income is included in the financial statements as follows:

	2023 £	2022 £
Deferred income is included within:		
Current liabilities	3,541	28,247
Movements in the year:		
Deferred income at 1 January 2023	28,247	-
Released from previous periods	(28,247)	-
Resources deferred in the year	3,541	28,247
Deferred income at 31 December 2023	<u>3,541</u>	<u>28,247</u>

EAST BELFAST ENTERPRISE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

18 Restricted funds

The income funds of the charity include restricted funds comprising the following unexpended balances of donations and grants held on trust for specific purposes:

	Movement in funds			Movement in funds				Balance at 31 December 2023
	Balance at 1 January 2022	Incoming resources	Resources expended	Balance at 1 January 2023	Incoming resources	Resources expended	Transfers	
	£	£	£	£	£	£	£	
Urban Villages	-	7,600	(7,600)	-	-	-	-	-
Co Innovate	-	1,626	(1,626)	-	-	-	-	-
NIBSUP Go for it	-	26,089	(26,089)	-	-	-	-	-
Erasmus Data Set	-	306	(306)	-	-	-	-	-
Feel good with food	-	15,642	(15,642)	-	10,221	(7,340)	-	2,881
Kickstart	-	41,191	(41,191)	-	-	-	-	-
Pathway	-	3,239	(3,239)	-	-	-	-	-
Street Culture for Regions	1,806	21,853	(23,159)	500	-	-	(500)	-
Mural Project	-	3,614	(3,614)	-	57,638	(43,144)	-	14,494
Renewal	-	18,400	(9,443)	8,957	-	-	(8,957)	-
Enterprise Projects	9,833	-	-	9,833	-	-	(9,833)	-
City East	750,109	-	-	750,109	-	-	(750,109)	-
	<u>761,748</u>	<u>139,560</u>	<u>(131,909)</u>	<u>769,399</u>	<u>67,859</u>	<u>(50,484)</u>	<u>(769,399)</u>	<u>17,375</u>

EAST BELFAST ENTERPRISE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

19 Explanatory notes to the funds

Unrestricted Funds

General Fund

This fund is the result of the charity's strategic objective to establish reserves to provide sufficient funds to cover unforeseen costs which may arise, as well as allowing for the payment of any liabilities which would arise should the charity cease to operate.

Restricted Funds

Feel good with food

This is a project, funded by The Executive Office under the Urban Villages Initiative, which assisted people from the Eastside Urban Village area to engage in workshops providing advice and guidance on how to improve health outcomes through learning to cook food for a healthier diet, on a modest budget.

Mural project

This is a community engagement project, which was funded from a range of funders including Belfast City Council, George Best Belfast City Airport, Northern Ireland Community Relations Council, Radius Housing, Apex Housing, Clanmil Housing, Connswater and the Northern Ireland Housing Executive. The project engaged people from across East Belfast to design and paint two larger mural artworks, which were installed on the outer walls of the East Belfast Enterprise City East building. The project involved local schools, community groups, sports clubs, ethnic minority groups, disability groups and international students.

Transfers

The transfer of £750,109 during the year from the City East fund represents a partial element of the value of the property which has now been included in designated funds. Transfers are also made from the Street culture for regions, Renewal and Enterprise project funds to the general fund as the programmes have now completed.

20 Designated funds

The income funds of the charity include the following designated funds which have been set aside out of unrestricted funds by the trustees for specific purposes:

	Movement in funds				
	Incoming resources	Balance at 1 January 2023	Resources expended	Transfers	Balance at 31 December 2023
	£	£	£	£	£
Property fund	-	-	(67,600)	2,960,774	2,893,174
Property revaluation reserve	-	-	-	419,226	419,226
	-	-	(67,600)	3,380,000	3,312,400

Property fund

This fund relates to the value of the charity's ABR property and City East property.

Property revaluation reserve

This represents surpluses arising on the revaluation of the charity's ABR property and City East property.

EAST BELFAST ENTERPRISE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

21 Analysis of net assets between funds

	Unrestricted funds	Restricted funds	Total Unrestricted funds	Restricted funds	Total
	2023	2023	2023	2022	2022
	£	£	£	£	£
Fund balances at 31 December 2023 are represented by:					
Intangible fixed assets	3,500	-	3,500	-	-
Tangible assets	3,643,859	-	3,643,859	2,970,339	3,720,448
Current assets/(liabilities)	254,771	17,375	272,146	142,650	161,940
Long term liabilities	(114,973)	-	(114,973)	(112,797)	(112,797)
	<u>3,787,157</u>	<u>17,375</u>	<u>3,804,532</u>	<u>769,399</u>	<u>3,769,591</u>

22 Conduit funding

East Belfast Enterprise is responsible for receiving and distributing funds on behalf of Erasmus+ in respect of the Street Culture for Regions Project. During the year £40,064 was received and distributed by the charity in relation to this project. These funds have been treated as conduit funding and, as such, have not been recognised as income and expenditure of the charity. There were no balances held in relation to conduit funding at the balance sheet date.

EAST BELFAST ENTERPRISE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

23 Related party transactions

Remuneration of key management personnel

The remuneration of key management personnel is as follows.

	2023 £	2022 £
Aggregate compensation	101,036	80,454

During the year East Belfast Enterprise entered into the following transactions with related parties:

Johnston Kennedy DFK

East Belfast Enterprise currently purchases a payroll service from Johnston Kennedy DFK. This service is provided on a commercial basis by the payroll division of Johnston Kennedy DFK. Mr Duncan Graham is a Trustee and Director of East Belfast Enterprise Ltd and also a partner of Johnston Kennedy DFK. The total transactions in the year, and the amount due to Johnston Kennedy DFK at the year end was £1,051 net (2022: £1,090).

Enterprise Northern Ireland

The CEO of East Belfast Enterprise, Jonathan McAlpin, was also the Chair of Enterprise Northern Ireland, a role approved by the Board of Trustees at their meeting in January 2019. East Belfast Enterprise is a member of Enterprise Northern Ireland, paying an annual membership and subscription for Research Data (Cobweb) of £3,988 net. Jonathan received remuneration for his role with ENI and East Belfast Enterprise delivered contracts on behalf of Enterprise Northern Ireland during 2023.

Creating Retail Magic

Creating Retail Magic provides services for East Belfast Enterprise as part of the consultancy and advisory associate pool used by the charity. During 2023 gross services and costs of £482 were agreed with Creating Retail Magic, with no balance outstanding to Creating Retail Magic at the year end.

NB Chartered Communications

During the year East Belfast Enterprise made payments of £955 to NB Chartered Communications for their services, with no balance outstanding balances due at the year end.

24 Cash generated from operations	2023 £	2022 £
Surplus for the year	34,941	15,050
Adjustments for:		
Depreciation and impairment of tangible fixed assets	82,621	16,884
Movements in working capital:		
Decrease in debtors	8,356	8,129
Increase/(decrease) in creditors	5,322	(31,970)
(Decrease)/increase in deferred income	(24,706)	28,247
Cash generated from operations	106,534	36,340

EAST BELFAST ENTERPRISE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

25 Analysis of changes in net funds

	At 1 January 2023 £	Cash flows £	At 31 December 2023 £
Cash at bank and in hand	301,332	64,805	366,137
Loans falling due within one year	(64,631)	34,373	(30,258)
Loans falling due after more than one year	(112,797)	(2,176)	(114,973)
	<u>123,904</u>	<u>97,002</u>	<u>220,906</u>

East Belfast Enterprise Ltd

Northern Ireland - Charity number 103061

Annual return

Charity registration number NIC103061

Company registration number NI023055 (Northern Ireland)

EAST BELFAST ENTERPRISE LIMITED
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2023

EAST BELFAST ENTERPRISE LIMITED

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	Ms N L Bothwell Ms B Brown Mr G F Gilpin Mr D Graham Mr J M Hempton Mr M J Hempton Mr G A J Robinson	(Appointed 28 November 2023) (Appointed 12 April 2023) (Appointed 28 November 2023)
Charity number	NIC103061	
Company number	NI023055	
Registered office	68-72 Newtownards Road Belfast BT4 1GW	
Auditor	GMcG BELFAST Chartered Accountants & Statutory Auditor Alfred House 19 Alfred Street Belfast BT2 8EQ	
Bankers	Danske Bank Donegall Square West Belfast BT1 6JS	
Solicitors	McCartan Turkington Breen Northern Court 16-18 Gloucester Street Belfast BT1 4LS	

EAST BELFAST ENTERPRISE LIMITED

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EAST BELFAST ENTERPRISE LIMITED

CHAIRMAN'S STATEMENT

FOR THE YEAR ENDED 31 DECEMBER 2023

By the close of 2022 a new strategy had been agreed by the Board to guide operations during the period from January 2023 to December 2025. The plan recognised that the previous period to December 2022 had been a period of recovery and renewal following the COVID crisis, when working patterns shifted and new pressures were brought to bear on households and on the public purse, which led to a shift in priorities. Against this background there was also the outworking of Brexit, which together with the challenges arising from the COVID pandemic resulted in a very turbulent external environment. The Board was able to chart a path through these challenges to focus on organisational sustainability and succeeded in delivering very successful results in relation to tenant occupancy and services delivered to clients.

Following completion of the final operating plan delivered under the 2019 – 2022 strategy, the Board agreed a new strategy, re-stating the charity's Vision, Purpose and Mission. The strategy has an underlying theme of sustainability with a renewed focus, following the uncertainties of COVID, on growth and positive community impact, which is summarised as follows:

Our Vision:

"To establish East Belfast as a vibrant social and economic hub."

Our Purpose

"To inspire and support entrepreneurs to establish and grow businesses in East Belfast and to have a positive social impact in the local community."

Our Mission:

"To provide entrepreneurs with facilities and valued services, to meet their changing economic and social needs"

To advance the strategy, focus will be on three strategic aims:

- To be recognised as a centre for business start-up support;
- To ensure organisational sustainability and to become financially independent from Government;
- To enhance Corporate Governance.

Key projects to be advanced during the strategy were agreed and some aims set out to be achieved under the operational plan for 2023. These are summarised as follows:

Aim 1: To Be Recognised as a Centre for Business Start-up Support.

a. Projects: Business Club.

b. SMART Objectives for 2023:

- (i) to complete costed feasibility study/appraisal by end of 2023;
- (ii) to launch Business Club in 2024.

Aim 2: To ensure organizational sustainability and become financially independent from Government funding

a. Projects: Business Club, Property Development, Net Zero, PR & Marketing

b. SMART Objectives for 2023:

- (i) by end of 2023 to identify services that can be sold to the market, through a fully researched feasibility study into the business club concept;
- (ii) By end of 2023 to have identified a short list of property development sites and funding options;
- (iii) By end of 2023 to complete pricing and benchmarking of property sites and develop sales and marketing plan;
- (iv) Install PV panels across all property sites by end of 2023.

Aim 3: To Enhance Corporate Governance

a. Projects: Board Membership and Roles, Board Committees, Documentation (Articles, Director Handbook, Policies)

b. SMART Objectives for 2023:

- (i) to restructure, renew and refresh the Board and sub-committees by end of 2023;
- (ii) Update relevant documentation, policies, procedures by end of 2023.

EAST BELFAST ENTERPRISE LIMITED

CHAIRMAN'S STATEMENT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

At the end of the first year of this strategy, progress was achieved across all of these aims, with research conducted regarding the business club idea and key capital projects identified and progressed in relation to a move towards net zero and to renew facilities to enhance property related revenue, strengthening core sustainability.

Following the research conducted throughout the year, it is clear that the idea of a stand alone business club, funded through revenue earned from services sold to the market is not feasible. However, other ideas did develop from this research, which could still progress the aim to be recognised as a centre for business start-up support and work will continue during the remaining years of the new strategy to develop initiatives in line with this aim.

Plans for capital projects were progressed during the year and a financial commitment was approved by the Board to refurbish the ground floor at City East, re-tarmac and refurbish guttering at the Albertbridge Road Site. Work commenced on the ground floor refurbishment at the end of the year and this will be completed in quarter one of 2024. Contractors were appointed for the projects at the Albertbridge Road site and these projects will be completed during the first half of 2024, once the weather conditions are suitable. Work has continued with Action Renewables to install PV panels, but this has been delayed due to volume of work currently being progressed by Action Renewables. A final agreement has also been made to install the EV charging points at City East, with legal agreements being finalised with Weev to install the charging points.

Work got underway this year to carry out a comprehensive review of corporate Governance and, as part of this work, there were some changes to the Board with Beverley Brown and Gareth Robinson both joining the Board in November 2023, following the departure from the Board of Joanne Jennings, who left the Board in April 2023.

The Board has restructured its operations by replacing the Finance and HR committees with three new sub-committees. The new committees are a Governance and Nominations committee to advise on Governance matters, Board membership and succession planning, an Audit and Risk committee to monitor risk and ensure compliance and a renewal of the HR committee to oversee HR matters. This restructure will enable the Board to discharge its responsibilities through pre-planned work programmes, ensuring the Trustees remain well informed and able to effectively govern the operations of the charity. Each new sub-committee has had membership agreed and terms of reference approved by the Board and the Board has re-affirmed its own terms of reference and statement of reserved matters.

There were no changes to staff during the year, but there was a long-term illness, which resulted in a requirement for external book-keeping and accounting support. This was provided in the first half of the year through a part-time post, following which a contract was put in place with Viable Corporate Services to provide the support. Towards the end of 2023, our Senior Receptionist commenced a period of maternity leave, with her absence being covered under a contract with staff supplied by PA2Day.

Core operations in 2023 were significantly impacted by the outworking of Brexit. In March 2023 all European funded programmes came to an end. An extension of the Go For It programme had been secured through Enterprise Northern Ireland (ENI) with the Councils until the end of September 2023 and the Urban Village Initiative approved funding for a one year extension of the Feel Good With Food project, but all other programme activity finished at the end of March 2023. Work continued through ENI to secure new programmes under UK Shared Prosperity funding, administered from the Central UK Department for Housing, Levelling UP and Communities (DHLUC). ENI succeeded in securing a new contract for Explore Enterprise with funding directly from DHLUC and secured a contract with the NI Councils to deliver a new Go Succeed programme, which is seen as a replacement for the Go For It programme and some other local Council initiatives. Activation of these programmes started in the final quarter of the year, with limited delivery during this period. Both programmes will be fully operational throughout 2024.

The financial challenges faced in securing and delivering contracts for service delivery through programmes were mitigated by another year of excellent performance on the tenancy side of the business. Occupancy levels started the year with 89.1% occupancy at City East and 100% occupancy at the ABR site. By the end of the year the occupancy at City East had increased to 96.9% and the ABR site remained at 100% let. This performance significantly exceeded budgets, resulting in an overall surplus generated by the charity for the year, in excess of budget enhancing core sustainability.

EAST BELFAST ENTERPRISE LIMITED

CHAIRMAN'S STATEMENT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

As a result of careful planning and good management, the Charity has navigated through difficult conditions to end the year in a strong financial position, whilst still delivering significant impact, core to the charity's stated objects.

Positive social impact is at the core of what this charity does and, in addition to the many individuals and businesses support through our core tenancy and programme services during 2023, the charity also engaged with the local community of east Belfast through the Connecting Communities Through Art project. This project involved over 30 workshops with members of the community including community groups, nursery and post-primary schools, businesses, politicians, sports organisations, disability groups, students and members of the ethnic minority community coming together to design and paint two large mural artworks. These artworks will be displayed on the exterior walls of the City East building and will depict a theme based around entrepreneurship in this part of the city. Plans are in place to install the final artworks in quarter one of 2024 and to launch the murals with a family fun day to be open to all members of the community at City East. It is expected that on completion of this project, over 200 people will have benefitted from their involvement and EBE will have benefitted from increased strengthening of relationships with our local community.

Overall, the charity has performed well throughout 2023 and has continued to have a positive impact on the community of East Belfast. I must give credit to the staff team for their diligent work and creativity shown in delivering valued services and returning a strong financial performance. I look ahead with optimism to continue delivery of the strategy in 2024, with ambitious targets in place to further progress our plans to expand our property footprint and bring new, innovative services to benefit the entrepreneurs and businesses of East Belfast.

I would like to conclude my report by acknowledging the support that I have received as Chair from my colleagues on the Board, all of whom are volunteers and bring considerable expertise and experience to their governance of the charity. There have been some changes to the Board and significant work has been completed during this year to update our Governance procedures and put in place new structures within the Board and sub-committees. There will be further changes in the years ahead, in the spirit of continuous improvement, but I am confident that the Charity is in a good place and has a strong Board now in place to take the business forward. Following the closure of our accounting period, in early January 2024, I was informed of the resignation from the Board of William Miskimmin and Jacqueline Locke. I was saddened to receive their resignations, but want to record personally and on behalf of the Board my thanks for the commitment, work and support that both members provided during their time on the Board. On a more positive note, I am delighted to have been able to welcome Beverley Brown and Gareth Robinson as new members to our Board. Both members are deeply committed to East Belfast and bring both great experience and contacts to support our endeavours.

As we look forward to 2024, there will be further challenges, but I believe that we can finally put the difficulties of COVID behind us and we will start to see a more settled economy emerging following the outworking of Brexit. It is also encouraging that we have an Executive back in place at Stormont, which can only be good for economic and political stability and will bring opportunities for us to influence future economic policy through our position with Enterprise Northern Ireland. All of this gives me great optimism for 2024 and beyond with a strong Board and Staff team that are well positioned to avail of opportunities for the Charity to further our ambition to establish East Belfast as a vibrant social and economic hub.



.....
Mr D Graham
Chairman

Date: 0706-2024

EAST BELFAST ENTERPRISE LIMITED

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT)

FOR THE YEAR ENDED 31 DECEMBER 2023

The trustees present their annual 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 note 1 to the financial statements and comply with the charity's Articles of association, the Companies Act 2006 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (effective 1 January 2019).

Objectives and activities

The Charity's objects ("Objects") are specifically restricted to the following:

The promotion for the public benefit of urban regeneration within East Belfast and its environs (the 'area of benefit') being an area of social and economic deprivation, by all or any of the following means:

- (a) the relief of poverty in such ways as may be thought fit;
- (b) the relief of unemployment in such ways as may be thought fit, including assistance to find employment;
- (c) the advancement of education, training or retraining, particularly among unemployed people, and providing unemployed people with work experience;
- (d) the provision of financial assistance, technical assistance or business advice or consultancy in order to provide training and employment opportunities for unemployed people in cases of financial or other charitable need through help: (i) in setting up their own business, or (ii) to existing businesses;
- (e) the creation of training and employment opportunities by the provision of workspace, buildings, and/or land for use on favourable terms.

Public Benefit

The public benefits that flow from the advancement of community development and the promotion of urban and rural development are:

- i. the creation of employment, training and work experience opportunities for residents living in economically and socially deprived areas and consequently a reduction in poverty, unemployment and hardship, leading to a better quality of life for the beneficiaries and consequent improvements in health and well-being;
- ii. enhanced knowledge about setting up and running small businesses and social enterprises resulting in increased levels of self-employment and better prospects of sustainable development;
- iii. increased levels of knowledge and transferable vocational skills among employees / work experience trainees, assisting in the creation of a more educated, skilled and qualified community;
- iv. a greater sense among the beneficiaries of more fulfilled and purposeful lives, resulting in a safer, more stable and cohesive community.

These benefits can be evidenced in records kept by various agencies of the number of jobs and work experience opportunities created and the numbers of those who have successfully completed training courses. Evidence can also be found in independent evaluations of the activities of enterprise agencies carried out by funding bodies and in community surveys of living standards and attitudes.

Some private benefit is obtained by the owners of small businesses who rent units on favourable terms, but this is ancillary to the main purpose and is greatly outweighed by the gains in public benefit.

No harm arises from any of these purposes.

EAST BELFAST ENTERPRISE LIMITED

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

FOR THE YEAR ENDED 31 DECEMBER 2023

Activities

East Belfast Enterprise offers on favourable terms a variety of workshop units at our site on Albertbridge Road and office accommodation at the City East Business Centre.

A variety of meeting facilities, training rooms and a co-working space are available for hire to both businesses and community and voluntary organisations.

During the year the café operated by Urban Scullery left the premises to take up a new facility in the City Centre. This was a success for our Chairty, which had been able to support the café as a start-up business with mentoring advice and in an incubation setting, enabling the business to establish its brand and expand its services to a new location. The vacant unit that has been left will now be promoted to encourage another new or developing business to take occupancy and provide an important catering facility on-site for tenants and visitors attending City East.

Delivery of services through programmes was challenging during 2023, with the outworking of Brexit resulting in all European funding for programmes finishing in March 2023. The core focus of programme activity was to assist clients to set up new businesses and encourage further employment creation. This was delivered at the start of the year through the Go For It, Pathways to Enterprise and Kick-Start programmes. The European funding for these programmes finished in March, but funding was secured elsewhere to extend the Go For It programme until September.

During the year the charity supported Enterprise Northern Ireland to create and submit bids for funding to establish new programmes to replace those that were due to be lost from the withdrawal of European funds. This was successful and two new programmes were established, the Northern Ireland Explore Enterprise Support Service (Explore Enterprise) and the Go Succeed programme.

The Explore Enterprise programme was created by ENI with funding secured directly from the UK Department for Housing Levelling Up and Communities. EBE is contracted to deliver this programme in East Belfast under a service level agreement with Enterprise Northern Ireland. The programme aims to assist those that are currently economically inactive to investigate self-employment and explore the opportunity to start a business.

The Go Succeed programme is contracted between Enterprise Northern Ireland and the local Councils across Northern Ireland. EBE is contracted to deliver this service in East Belfast under a service level agreement with Enterprise Northern Ireland, to assist clients to develop their plans to start a business. The programme is in four stages, Engage, Foundation, Growth and Scaling. The Engage and Foundation stages focus on business start-up support and these stages of the programme are delivered by EBE.

The Explore Enterprise programme commenced in quarter two of 2023, with the Go Succeed programme delivery starting in quarter four of 2023.

In addition to the start-up support, EBE secured funding in 2023 to deliver one final year of the Feel Good With Food programme, funded by the Urban Village Initiative of the NI Executive Office. This programme supports local residents in the area to attend taster sessions on how to improve their diet to enhance nutrition, combat ailments and on an affordable budget.

EAST BELFAST ENTERPRISE LIMITED

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

FOR THE YEAR ENDED 31 DECEMBER 2023

Achievements and performance

The challenges of COVID had been largely overcome by the start of 2023, with some new hybrid working patterns now in place as a result of adaptations started during the pandemic. The importance of the property sites remained paramount to the sustainability of the charity with the service delivery part of the business under ongoing pressure due to lost revenue with the loss of EU funding. The renewed focus on tenant services that had been prioritised during the COVID pandemic following an organisational restructure, continued to generate positive results. Occupancy across both sites remained high, with the City East occupancy rising to the highest ever level of 99% let and the Albertbridge Road site remaining at 100% let.

The delivery of these programmes was more challenging with changes mid year following the end of EU funding and start of new contracts under UK Shared Prosperity funding. Despite these challenges, services continued throughout the year enabling the charity to continue to assist individuals to explore enterprise and entrepreneurship, with the aim of entering self-employment, thereby reducing dependency on state benefits and consequently addressing financial hardship and the relief of poverty and unemployment.

A summary of some of the programme activity that was delivered under contracts with a range of public funders including Belfast City Council, The UK Department for Housing, Levelling UP and Communities and The Executive Office and Urban Villages is as follows:

- **Go For It:** 122 enquiries processed and 61 business plans produced
- **Pathways to Enterprise:** 7 clients supported and 2 new business plans created and 65 hours of mentoring provided
- **NI Explore Enterprise Support Service:** 4 clients supported through 82 hours of mentoring
- **Go Succeed:** 69 enquiries processed with mentoring provided to 25 clients
- **Feel Good with Food:** The programme supported by The Executive Office through the Urban Village Initiative continued throughout 2023, providing on-line training and advice about how to improve health through nutrition to people from inner East Belfast. During the year the project worked with 4 local community organisations, Orchardville, East Belfast Mission, Sure Start and Flourish NI to make the sessions available to their clients.

The Governance of the charity was reviewed through the year, with the Board engaging in some training and a new structure of Board and sub-committees adopted. The previous Finance subcommittee was replaced by an Audit and Risk Committee and a Governance and Nominations Committee, with a new terms of reference also agreed for the HR subcommittee. New terms of reference and committee memberships were approved by the Board and this new structure will now be operational throughout 2024.

Discussions were ongoing during the year with Inspire Business centre to investigate opportunities for collaboration in property and programme services. No formal agreement has been reached, but some opportunities have been identified, which will be further progressed in 2024.

Foundry Events

There were four events held during the year to promote networking amongst tenants. These included a tenant "soapbox" event with 9 tenant businesses in attendance, a Halloween event attended by 17 tenant companies, a Macmillan Coffee morning with 30 attendees and a Christmas event for tenants with 38 attendees.

EAST BELFAST ENTERPRISE LIMITED

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

FOR THE YEAR ENDED 31 DECEMBER 2023

Community Partnerships and Community Engagement

EBE continued to engage with local community organisations during its training delivery including the Orchardville Society, East Belfast Mission, Sure Start and Flourish NI. The CEO also continued to act as a Director on the Eastside Property company, a social enterprise subsidiary of the Eastside Partnership, which is involved in community led physical regeneration in East Belfast. This Board role is an important strategic position to ensure EBE remains connected to and informed about local community plans and activities in East Belfast.

The charity is also a member of the Northern Ireland Council for Voluntary Action, Social Enterprise NI, CO3 and Enterprise Northern Ireland, which enables strategic links to be made to other similar organisations operating across Northern Ireland. In 2021, the CEO took on the role of Chair with Enterprise Northern Ireland for three years, to completed in February 2024, but the role was extended for a further year and will now complete in February 2025. The CEO served on the Board CO3 during the year, giving further prominence to EBE's role within the broader third sector.

EBE continues to take the lead in organising the Eastside Awards to recognise endeavour from all walks of life across East Belfast. The 7th year of the Awards was celebrated with a gala black tie event in the Stormont Hotel in January, where a range of awards were presented to schools, businesses, community organisations and individuals from across East Belfast.

The Connecting Communities Through Art project continued throughout 2023. This project will culminate with the installation of two new mural artworks on the external walls of the City East Building. The project is a community engagement project, led by East Belfast Enterprise in partnership with Belfast Mural Arts and during 2023 there were over 30 workshops held with people from across the community to design and paint the artwork. Groups involved included:

- Ashfield Boys art group
- Ashfield girls year8 art group
- Glentoran Academy
- EBE Tenants
- Glentoran FC
- Lagan Village youth group
- Pitt park residents association
- Funders
- Belfast City Airport Paint session
- Doyle YC Paint session
- Indiana students paint session
- Ballymac mens shed paint session
- Orchardville paint session
- Blended paint session with short strand and pitt park residents @ short strand centre
- Titanic Quarter Ltd
- Catalyst
- East Belfast MLAs at Parliament Buildings, Stormont
- McArthur Nursery School

This project is due to complete in quarter one of 2024, with the final installation of the artworks.

Financial review

In accordance with required accounting policy, grants are recognised in the statement of financial activities when approved by the Trustees and communicated to the recipients, irrespective of the future period over which payments are to be made, and the obligations outstanding at the year end are recognised as creditors.

The charity had net incoming resources for the year of £34,941 (2022: £15,050). At the year end cash at bank and in hand was £366,137 (2022: £301,332).

At 31 December 2023, the total funds of the charity amounted to £3,804,532 (2022 - £3,769,591) comprising of restricted funds of £17,375 and unrestricted funds of £3,787,157 including designated funds of £3,312,400.

EAST BELFAST ENTERPRISE LIMITED

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

FOR THE YEAR ENDED 31 DECEMBER 2023

Reserves Policy and Going Concern

During the year the Board re-structured to establish an Audit and Risk sub-committee. This committee will focus on management of risk and flag any concerns to the Board. The Board of Trustees will review finances at every Board meeting and will ensure that the charity remains in a financial position in line with the Reserves Policy. The Board has approved a budget for 2024 and is of the view that the charity has no concerns regarding its continued status as a going concern.

It is the policy of the charity that unrestricted funds which have not been designated for a specific use should be maintained at a level equivalent to between three and six month's expenditure. The trustees consider that reserves at this level will ensure that, in the event of a significant drop in funding, they will be able to continue the charity's current activities while consideration is given to ways in which additional funds may be raised. This level of reserves has been maintained throughout the year.

Plans for future periods

A new strategy was agreed by the Board at the end of 2022 to guide operations from 2023 to 2025. Work has commenced on delivery of this strategy, with a number of key achievements reported for 2023. Plans are in place for 2024, with a budget approved by the Board. These plans set out the next phase of delivery of the current strategy, with a focus on establishing core service delivery through the new programme contracts. Work will also continue with regard to ambitions to develop a further property site and a capital budget has been agreed by the Board to invest in refurbishments across the property portfolio. The refurbishment represents a renewal of property assets to encourage a greater return from increased rental revenues and use of conferencing, meeting and hot-disking facilities.

The plans to progress towards a net zero carbon emissions position will continue. In 2024 there are plans to progress installation of EV charging stations and PV panels on the rooves of the ABR site.

Structure, governance and management

The charity is a company limited by guarantee, governed by a voluntary Board of Directors.

The company is also a registered Charity with the Charities Commission for Northern Ireland and submitted its first return to the Charities Commission NI during 2017.

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

Ms N L Bothwell	
Ms B Brown	(Appointed 28 November 2023)
Mr G F Gilpin	
Mr D Graham	
Mr J M Hempton	(Appointed 12 April 2023)
Mr M J Hempton	
Ms J M Jennings	(Resigned 12 April 2023)
Ms J Locke	(Resigned 21 January 2024)
Mr W H H Miskimmin	(Resigned 21 January 2024)
Mr G A J Robinson	(Appointed 28 November 2023)

Appointment of Trustees

As set out in the Articles, Directors of the Company (who serve as Trustees of the Charity for the purposes of Charity Law) are elected by the members of the company, or can be co-opted by the Directors. The maximum number of Directors will be 12, with a minimum of 3.

Trustee Induction and Training

Incoming Members of the Board of Directors are aware of the aims and objectives of the Charity and the manner in which the Trustees carry out their responsibilities. The Chair, supported by the Chief Executive, oversees an induction process for new Directors, who are provided with key documents, including the Strategic Plan and Articles of Association of the company. An overview of the operations of the company is provided by the Chief Executive and new Directors are afforded the opportunity to meet with key staff and view the key elements of the company's operations.

EAST BELFAST ENTERPRISE LIMITED

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

FOR THE YEAR ENDED 31 DECEMBER 2023

Organisation

The Board of Trustees, which can have up to 12 members, administers the Charity. During 2023 as a result of a Governance review conducted by the Board, there were some changes made to Board operations. The Board has reaffirmed its terms of reference and Statement of Reserved Matters and will now meet a minimum of 4 times per annum.

New standing sub-committees of the Board have been appointed with membership and terms of reference for each committee approved by the Board. The three new subcommittees are an Audit and Risk committee, a Governance and Nominations Committee and an HR Committee, replacing the previous Finance and HR committees. The Audit and Risk Committee will meet a minimum of four times per year, the Governance and Nominations Committee will meet a minimum of three times per year and the HR Committee will meet a minimum of once per annum.

The operations of the charity are managed on a day-to-day basis by a Chief Executive, appointed by the Board of Trustees. The Chief Executive has delegated authority, within the terms of delegation approved by the Trustees, for operational matters including, finance, employment and HR. A management team has been appointed by the CEO to provide management oversight for key company functions including Programmes, Property & Tenancy and Finance & Administration. These management posts report directly to the CEO.

Pay Policy for Senior Staff

The remuneration of the Chief Executive and other members of senior staff is decided by the HR sub-committee, under delegated authority of the Board of Directors.

Risk Management

The Trustees have a risk management strategy, which was overseen during 2023 on behalf of the Board by the Finance sub-committee, but which will be overseen from 2024 onwards by the newly established Audit and Risk committee, under the delegated authority of the Board. A risk register is in place and this is reviewed at every sub-committee meeting. Any risks that are identified as significant through the review of the risk register are brought to the Board under a standing agenda item at each Board meeting. Any actions to mitigate risk, which are decided by the Board are delegated to the CEO to ensure risks identified are appropriately addressed. Current risks identified have categorised risks under those relating to Finance, Property, Staff, Equipment and Data, Public liability and Professional liability, Political and those risks relating to the COVID 19 pandemic. The register records procedures to mitigate against these risks both presently and in the future.

Related Parties and Co-operation with Other Organisations

During 2023, the Chief Executive continued in his paid role with Enterprise Northern Ireland as the Chair of the Board of Directors of Enterprise Northern Ireland. This appointment was approved at a Board meeting of the Trustees of East Belfast Enterprise in January 2021 and the appointment is due to finish in February 2024.

All of the Trustees serve in a voluntary capacity and do not receive any remuneration for their role as a Director (or Trustee). Any related interests are declared at meetings where the interest may arise and if any Trustee may benefit personally or in their business interests from a decision to be taken by the Board, the Trustee in question will be absented from the discussion and subsequent decision making process. The Charity complies with its conflict of interest policy, which sets out how conflicts of interest should be managed.

The Company is a member of Enterprise Northern Ireland, which is now under the Chairmanship of the CEO of East Belfast Enterprise and benefits from this membership by accessing contracts as a sub-contracted partner. Other memberships held by the Charity are for the purposes of seeking advice, information or knowledge of the Community and Voluntary sector and potential funders for the work of the charity. These memberships include membership of the Northern Ireland Council for Voluntary Action, CO3 and Social Enterprise Northern Ireland. The Chief Executive also serves on the Board of Directors of CO3 in a voluntary capacity, but there are no contractual relationships between East Belfast Enterprise and CO3.

EAST BELFAST ENTERPRISE LIMITED

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

FOR THE YEAR ENDED 31 DECEMBER 2023

Statement of trustees' responsibilities

The trustees, who are also the directors of East Belfast Enterprise Limited for the purpose of company law, are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

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

In preparing these financial statements, the trustees are required to:

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

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

Auditor

In accordance with the company's articles, a resolution proposing that GMcG BELFAST be reappointed as auditor of the company will be put at a General Meeting.

Disclosure of information to auditor

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

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



Mr D Graham
Trustee

Date: 0706-2024

EAST BELFAST ENTERPRISE LIMITED

INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF EAST BELFAST ENTERPRISE LIMITED

Opinion

We have audited the financial statements of East Belfast Enterprise 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 notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 December 2023 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

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

Conclusions relating to going concern

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

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

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

EAST BELFAST ENTERPRISE LIMITED

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE MEMBERS OF EAST BELFAST ENTERPRISE LIMITED

Other information

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

We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

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

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

Matters on which we are required to report by exception

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

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

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

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EAST BELFAST ENTERPRISE LIMITED

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE MEMBERS OF EAST BELFAST ENTERPRISE LIMITED

Responsibilities of trustees

As explained more fully in the statement of trustees' responsibilities, the trustees, who are also the directors of the charity for the purpose of company law, are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error. In preparing the financial statements, the trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

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

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

EAST BELFAST ENTERPRISE LIMITED

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE MEMBERS OF EAST BELFAST ENTERPRISE LIMITED

Extent to which the audit was considered capable of detecting irregularities, including fraud

We identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and then design and perform audit procedures responsive to those risks, including obtaining audit evidence that is sufficient and appropriate to provide a basis for our opinion.

In identifying and assessing potential risks of material misstatement in respect of irregularities, including fraud and non-compliances with laws and regulations, we considered the following:

- . The nature of the industry and sector, control environment and business performance, including the company's remuneration policies for directors, bonus levels and performance targets, if any;
- . Results of our enquiries of management about their own identification and assessment of the risks of irregularities;
- . Any matters we identified having obtained and reviewed the company's documentation of their policies and procedures relating to:
 - Identifying, evaluating and complying with laws and regulations and whether they were aware of any instance of non-compliance;
 - Detecting and responding to the risks of fraud and whether they have knowledge of any actual, suspected or alleged fraud; and
 - The internal controls established to mitigate risks of fraud or non-compliance with laws and regulations;
- . The matters discussed among the audit engagement team regarding how and where fraud might occur in the financial statements and potential indicators of fraud.

As a result of these procedures, we considered the opportunities and incentives that may exist within the company for fraud and identified the greatest potential for fraud in revenue recognition. In common with all audits under ISAs (UK), we are also required to perform specific procedures to respond to the risk of management override.

We also obtained an understanding of the legal and regulatory frameworks that the company operates in, focusing on provisions of those laws and regulations that had a direct effect on the determination of material amounts and disclosures in the financial statements. The key laws and regulations we considered in this context included the Companies Act 2006, and local tax legislation.

In addition, we considered provisions of other laws and regulations that do not have a direct effect on the financial statements but compliance with which may be fundamental to the company's ability to operate or to avoid a material penalty.

EAST BELFAST ENTERPRISE LIMITED

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE MEMBERS OF EAST BELFAST ENTERPRISE LIMITED

Audit response to risks identified

Our procedures to respond to the risks identified included the following:

- Reviewing the financial statement disclosures and testing to supporting documentation to assess compliance with provisions of relevant laws and regulations described as having a direct effect on the financial statements;
- Enquiring of management concerning actual and potential litigation and claims;
- Performing analytical procedures to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud;
- Reading minutes of meetings of those charged with governance and reviewing correspondence with tax authorities; and
- In addressing the risk of fraud through management override of controls, testing the appropriateness of journal entries and other adjustments; assessing whether the judgements made in making accounting estimates are indicative of a potential bias; and evaluating the business rationale of any significant transactions that are unusual or outside the normal course of business.

We also communicated relevant identified laws and regulations and potential fraud risks to all engagement team members and remained alert to any indications of fraud or non-compliance with laws and regulations throughout the audit.

Owing to the inherent limitations of an audit, there is an unavoidable risk that we may not have detected some material misstatements in the financial statements, even though we have properly planned and performed our audit in accordance with auditing standards. In addition, as with any audit, there remains a higher risk of non-detection of irregularities, as they may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal controls. We are not responsible for preventing non-compliance and cannot be expected to detect non-compliance with all laws and regulations.

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



EAST BELFAST ENTERPRISE LIMITED

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE MEMBERS OF EAST BELFAST ENTERPRISE LIMITED

Use of our report

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

**Mr Nigel Moore FCA (Senior Statutory Auditor)
for and on behalf of GMcG BELFAST**

2/7/24

**Chartered Accountants
Statutory Auditor**

Chartered Accountants & Statutory
Auditor
Alfred House
19 Alfred Street
Belfast
BT2 8EQ

EAST BELFAST ENTERPRISE LIMITED

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 DECEMBER 2023

		Unrestricted funds 2023 £	Restricted funds 2023 £	Total 2023 £	Unrestricted funds 2022 £	Restricted funds 2022 £	Total 2022 £
	Notes						
<u>Income and endowments from:</u>							
Charitable activities	2	622,513	67,859	690,372	515,839	139,560	655,399
Other trading activities	3	33,519	-	33,519	29,820	-	29,820
Other income	4	28,585	-	28,585	19,175	-	19,175
Total income		<u>684,617</u>	<u>67,859</u>	<u>752,476</u>	<u>564,834</u>	<u>139,560</u>	<u>704,394</u>
<u>Expenditure on:</u>							
Raising funds	5	42,315	-	42,315	84,381	2,114	86,495
Charitable activities	6	624,736	50,484	675,220	473,054	129,795	602,849
Total expenditure		<u>667,051</u>	<u>50,484</u>	<u>717,535</u>	<u>557,435</u>	<u>131,909</u>	<u>689,344</u>
Net incoming resources before transfers		17,566	17,375	34,941	7,399	7,651	15,050
Gross transfers between funds		769,399	(769,399)	-	-	-	-
Net income/(expenditure) for the year/ Net movement in funds		786,965	(752,024)	34,941	7,399	7,651	15,050
Fund balances at 1 January 2023		3,000,192	769,399	3,769,591	2,992,793	761,748	3,754,541
Fund balances at 31 December 2023		<u><u>3,787,157</u></u>	<u><u>17,375</u></u>	<u><u>3,804,532</u></u>	<u><u>3,000,192</u></u>	<u><u>769,399</u></u>	<u><u>3,769,591</u></u>

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

All income and expenditure derive from continuing activities.

The statement of financial activities also complies with the requirements for an income and expenditure account under the Companies Act 2006.

EAST BELFAST ENTERPRISE LIMITED

BALANCE SHEET

AS AT 31 DECEMBER 2023

	Notes	2023		2022	
		£	£	£	£
Fixed assets					
Intangible assets	11		3,500		-
Tangible assets	12		3,643,859		3,720,448
			<u>3,647,359</u>		<u>3,720,448</u>
Current assets					
Debtors	13	58,316		66,672	
Cash at bank and in hand		366,137		301,332	
		<u>424,453</u>		<u>368,004</u>	
Creditors: amounts falling due within one year	14	<u>(152,307)</u>		<u>(206,064)</u>	
Net current assets			<u>272,146</u>		<u>161,940</u>
Total assets less current liabilities			<u>3,919,505</u>		<u>3,882,388</u>
Creditors: amounts falling due after more than one year	15		<u>(114,973)</u>		<u>(112,797)</u>
Net assets			<u><u>3,804,532</u></u>		<u><u>3,769,591</u></u>
Income funds					
Restricted funds	18		17,375		769,399
<u>Unrestricted funds</u>					
Designated funds	20	3,312,400		-	
General unrestricted funds		<u>474,757</u>		<u>3,000,192</u>	
			<u>3,787,157</u>		<u>3,000,192</u>
			<u><u>3,804,532</u></u>		<u><u>3,769,591</u></u>

The financial statements were approved by the Trustees on ... 07/06/2024



Mr D Graham
Trustee

Company registration number NI023055

EAST BELFAST ENTERPRISE LIMITED

STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED 31 DECEMBER 2023

	Notes	2023 £	£	2022 £	£
Cash flows from operating activities					
Cash generated from operations	24		106,534		36,340
Investing activities					
Purchase of intangible assets		(3,500)		-	
Purchase of tangible fixed assets		(6,032)		(5,034)	
Net cash used in investing activities			(9,532)		(5,034)
Financing activities					
Repayment of borrowings		(27,050)		(59,891)	
Repayment of bank loans		(5,147)		(4,684)	
Net cash used in financing activities			(32,197)		(64,575)
Net increase/(decrease) in cash and cash equivalents			64,805		(33,269)
Cash and cash equivalents at beginning of year			301,332		334,601
Cash and cash equivalents at end of year			<u>366,137</u>		<u>301,332</u>

EAST BELFAST ENTERPRISE LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2023

1 Accounting policies

Charity information

East Belfast Enterprise Limited is a private company limited by guarantee incorporated in Northern Ireland. The registered office is 68-72 Newtownards Road, Belfast, BT4 1GW.

1.1 Accounting convention

The financial statements have been prepared in accordance with the charity's Memorandum and Articles of Association, the Companies Act 2006, FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the Charities SORP "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (effective 1 January 2019). The charity is a Public Benefit Entity as defined by FRS 102.

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

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of freehold properties. The principal accounting policies adopted are set out below.

1.2 Going concern

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

1.3 Charitable funds

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

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

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

1.4 Income

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

Other income is recognised in the period in which it is receivable and to the extent the goods have been provided or on completion of the service.

1.5 Expenditure

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

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

EAST BELFAST ENTERPRISE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

1 Accounting policies (Continued)

Support costs are those costs incurred directly in support of expenditure on the objects of the charity and include project management. Governance costs are those incurred in connection with administration of the charity and compliance with constitutional and statutory requirements.

Charitable activities and Governance costs are costs incurred on the charity's operations, including support costs and costs relating to the governance of the company apportioned to charitable activities.

1.6 Intangible fixed assets other than goodwill

Intangible assets acquired separately from a business are recognised at cost and are subsequently measured at cost less accumulated amortisation and accumulated impairment losses.

Intangible assets acquired on business combinations are recognised separately from goodwill at the acquisition date where it is probable that the expected future economic benefits that are attributable to the asset will flow to the entity and the fair value of the asset can be measured reliably; the intangible asset arises from contractual or other legal rights; and the intangible asset is separable from the entity.

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

Website	Amortised over 4 years
---------	------------------------

1.7 Tangible fixed assets

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

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

ABR property	2% per annum straight line
Fixtures and fittings	20% reducing balance
Computers	33% per annum straight line
City East property	2% per annum straight line
City East equipment	20% per annum straight line
Foundry	2% per annum straight line

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

In the prior year no depreciation was charged on ABR property and City East property. The impact of the change in accounting policy is to recognise depreciation of £67,600 in the year ended 31 December 2023.

1.8 Impairment of fixed assets

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

1.9 Cash and cash equivalents

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

EAST BELFAST ENTERPRISE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

1 Accounting policies (Continued)

1.10 Financial instruments

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

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

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

Basic financial assets

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

Basic financial liabilities

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

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

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

Derecognition of financial liabilities

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

1.11 Employee benefits

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

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

1.12 Retirement benefits

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

EAST BELFAST ENTERPRISE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

2 Charitable activities

	Programmes	ABR Property	City East	Total 2023	Programmes	ABR Property	City East	Total 2022
	2023	2023	2023		2022	2022	2022	
	£	£	£	£	£	£	£	£
Sales within charitable activities	70,979	-	230,297	301,276	167,807	-	174,647	342,454
Charitable rental income	-	209,528	154,861	364,389	-	195,973	145,219	341,192
Less: deferred income	24,707	-	-	24,707	(28,247)	-	-	(28,247)
	<u>95,686</u>	<u>209,528</u>	<u>385,158</u>	<u>690,372</u>	<u>139,560</u>	<u>195,973</u>	<u>319,866</u>	<u>655,399</u>
Analysis by fund								
Unrestricted funds	27,827	209,528	385,158	622,513	-	195,973	319,866	515,839
Restricted funds	67,859	-	-	67,859	139,560	-	-	139,560
	<u>95,686</u>	<u>209,528</u>	<u>385,158</u>	<u>690,372</u>	<u>139,560</u>	<u>195,973</u>	<u>319,866</u>	<u>655,399</u>

EAST BELFAST ENTERPRISE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

3 Other trading activities

	Unrestricted funds	Unrestricted funds
	2023	2022
	£	£
Non-charitable trading activities	33,519	29,820

4 Other income

	Unrestricted funds	Unrestricted funds
	2023	2022
	£	£
Other income	28,585	19,175

5 Raising funds

	Unrestricted funds	Unrestricted funds	Restricted funds	Total
	2023	2022	2022	2022
	£	£	£	£
<u>Trading costs</u>				
Staff costs	1,786	4,296	2,114	6,410
Investment Management: Repairs and Renewals	40,529	80,085	-	80,085
Trading costs	42,315	84,381	2,114	86,495
	<u>42,315</u>	<u>84,381</u>	<u>2,114</u>	<u>86,495</u>

EAST BELFAST ENTERPRISE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

6 Charitable activities

	Programmes	Property	City East	Total 2023	Programmes	Property	City East	Total 2022
	2023	2023	2023		2022	2022	2022	
	£	£	£	£	£	£	£	£
Staff costs	53,332	-	40,246	93,578	68,641	-	98,000	166,641
Depreciation and impairment	-	37,947	44,674	82,621	-	3,043	13,841	16,884
Advertising	3,475	10,589	-	14,064	3,167	2,534	2,834	8,535
Skip hire	-	13,001	5,756	18,757	-	9,786	3,926	13,712
Motor & travel costs	2,419	136	-	2,555	367	42	635	1,044
Programme expenses	57,838	-	-	57,838	59,583	-	-	59,583
Foundry expenses	-	-	38,635	38,635	-	-	29,666	29,666
Professional fees	2,500	-	-	2,500	-	-	3,750	3,750
Other charitable expenses	-	-	-	-	1,239	-	404	1,643
	<u>119,564</u>	<u>61,673</u>	<u>129,311</u>	<u>310,548</u>	<u>132,997</u>	<u>15,405</u>	<u>153,056</u>	<u>301,458</u>
Share of support costs (see note 7)	5,264	118,559	227,121	350,944	278,126	-	-	278,126
Share of governance costs (see note 7)	-	-	13,728	13,728	23,265	-	-	23,265
	<u>124,828</u>	<u>180,232</u>	<u>370,160</u>	<u>675,220</u>	<u>434,388</u>	<u>15,405</u>	<u>153,056</u>	<u>602,849</u>
Analysis by fund								
Unrestricted funds	76,556	180,232	367,948	624,736	304,593	15,405	153,056	473,054
Restricted funds	48,272	-	2,212	50,484	129,795	-	-	129,795
	<u>124,828</u>	<u>180,232</u>	<u>370,160</u>	<u>675,220</u>	<u>434,388</u>	<u>15,405</u>	<u>153,056</u>	<u>602,849</u>

EAST BELFAST ENTERPRISE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

7 Support costs

	Support costs	Governance costs	2023	Support costs	Governance costs	2022
	£	£	£	£	£	£
Staff costs	166,781	-	166,781	128,778	-	128,778
Accountancy & payroll services	20,824	-	20,824	-	-	-
Water services & rates	5,561	-	5,561	3,122	-	3,122
Heat & light	60,110	-	60,110	46,468	-	46,468
Cleaning	18,579	-	18,579	15,611	-	15,611
Insurance	14,560	-	14,560	12,319	-	12,319
Telephone	11,500	-	11,500	18,734	-	18,734
Security, alarms & maintenance	23,266	-	23,266	8,059	-	8,059
Loan & bank interest	8,763	-	8,763	10,674	-	10,674
Computer expenses	11,591	-	11,591	14,408	-	14,408
Sundry	9,409	-	9,409	19,953	-	19,953
Audit fees	-	4,950	4,950	-	4,441	4,441
Legal and professional	-	7,438	7,438	-	13,303	13,303
Staff costs	-	-	-	-	3,204	3,204
Strategic management	-	1,325	1,325	-	575	575
Trustee meetings	-	15	15	-	1,742	1,742
	<u>350,944</u>	<u>13,728</u>	<u>364,672</u>	<u>278,126</u>	<u>23,265</u>	<u>301,391</u>
Analysed between						
Charitable activities	<u>350,944</u>	<u>13,728</u>	<u>364,672</u>	<u>278,126</u>	<u>23,265</u>	<u>301,391</u>

Governance costs includes payments to the auditors of £4,950 (2022- £4,441) for audit fees.

8 Trustees

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

9 Employees

The average monthly number of employees during the year was:

2023	2022
Number	Number
6	7
<u>6</u>	<u>7</u>

EAST BELFAST ENTERPRISE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

9 Employees (Continued)

Employment costs	2023	2022
	£	£
Wages and salaries	228,565	259,332
Social security costs	19,220	22,709
Other pension costs	12,574	13,378
	<u>260,359</u>	<u>295,419</u>

The number of employees whose annual remuneration was more than £60,000 is as follows:

	2023	2022
	Number	Number
£80,001 to £90,000	<u>1</u>	<u>1</u>

10 Taxation

The charity is exempt from tax on income and gains falling within section 505 of the Taxes Act 1988 or section 252 of the Taxation of Chargeable Gains Act 1992 to the extent that these are applied to its charitable objects.

11 Intangible fixed assets

	Website
	£
Cost	
At 1 January 2023	-
Additions	3,500
	<u>3,500</u>
At 31 December 2023	<u>3,500</u>
Amortisation and impairment	
At 1 January 2023 and 31 December 2023	-
	<u>-</u>
Carrying amount	
At 31 December 2023	<u>3,500</u>
At 31 December 2022	<u>-</u>

EAST BELFAST ENTERPRISE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

12 Tangible fixed assets

	ABR property	Fixtures and fittings	Computers	City East property	City East equipment	Foundry	Total
	£	£	£	£	£	£	£
Cost/valuation or valuation							
At 1 January 2023	1,680,000	107,209	99,000	1,700,000	158,054	356,558	4,100,821
Additions	-	-	2,087	-	3,945	-	6,032
At 31 December 2023	1,680,000	107,209	101,087	1,700,000	161,999	356,558	4,106,853
Depreciation and impairment							
At 1 January 2023	-	107,209	84,490	-	154,687	33,987	380,373
Depreciation charged in the year	33,600	-	4,347	34,000	3,542	7,132	82,621
At 31 December 2023	33,600	107,209	88,837	34,000	158,229	41,119	462,994
Carrying amount							
At 31 December 2023	1,646,400	-	12,250	1,666,000	3,770	315,439	3,643,859
At 31 December 2022	1,680,000	-	14,510	1,700,000	3,366	322,572	3,720,448

At 31 December 2023, had the revalued assets been carried at historic cost less accumulated depreciation and accumulated impairment losses, their carrying amount would have been approximately £2,654,949 (2022 - £2,743,682).

The charity has adopted a policy of revaluation in relation to freehold property (Being ABR property and City East property). A valuation was carried out by Frazer Kidd valuing the City East Property on an existing use basis at £1,700,000 as at 31 December 2021. A valuation was carried out for the ABR property on an existing use basis at £1,680,000 as at 31 December 2019.

EAST BELFAST ENTERPRISE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

13 Debtors

	2023	2022
	£	£
Amounts falling due within one year:		
Trade debtors	19,384	54,037
Other debtors	1,120	-
Prepayments and accrued income	37,812	12,635
	<u>58,316</u>	<u>66,672</u>

14 Creditors: amounts falling due within one year

	Notes	2023	2022
		£	£
Bank loans	16	5,358	-
Other borrowings		24,900	64,631
Other taxation and social security		13,828	17,378
Deferred income	17	3,541	28,247
Trade creditors		18,240	19,667
Other creditors		68,278	62,175
Accruals		18,162	13,966
		<u>152,307</u>	<u>206,064</u>

15 Creditors: amounts falling due after more than one year

	Notes	2023	2022
		£	£
Bank loans	16	33,113	43,618
Other borrowings		81,860	69,179
		<u>114,973</u>	<u>112,797</u>

EAST BELFAST ENTERPRISE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

16 Loans and overdrafts

	2023 £	2022 £
Bank loans	38,471	43,618
Other loans	106,760	133,810
	<u>145,231</u>	<u>177,428</u>
Payable within one year	30,258	64,631
Payable after one year	114,973	112,797
	<u>16,217</u>	<u>21,991</u>

Amounts included above which fall due after five years:

Payable by instalments	16,217	21,991
------------------------	--------	--------

The long-term loans are secured by floating charges over the property at 68-72 Newtownards Road.

Bank loans includes one loan repayable by monthly instalments of £2,652 at an interest rate of 7.25%. This other bank loan is repayable within five years.

Other loans includes one loan repayable by monthly instalments of £522 until 2030 at an interest rate of 2.5%. £16,217 is repayable after five years for this other loan.

17 Deferred income

	2023 £	2022 £
Other deferred income	3,541	28,247

Deferred income is included in the financial statements as follows:

	2023 £	2022 £
Deferred income is included within:		
Current liabilities	3,541	28,247
Movements in the year:		
Deferred income at 1 January 2023	28,247	-
Released from previous periods	(28,247)	-
Resources deferred in the year	3,541	28,247
Deferred income at 31 December 2023	<u>3,541</u>	<u>28,247</u>

EAST BELFAST ENTERPRISE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

18 Restricted funds

The income funds of the charity include restricted funds comprising the following unexpended balances of donations and grants held on trust for specific purposes:

	Movement in funds			Movement in funds				Balance at 31 December 2023
	Balance at 1 January 2022	Incoming resources	Resources expended	Balance at 1 January 2023	Incoming resources	Resources expended	Transfers	
	£	£	£	£	£	£	£	
Urban Villages	-	7,600	(7,600)	-	-	-	-	-
Co Innovate	-	1,626	(1,626)	-	-	-	-	-
NIBSUP Go for it	-	26,089	(26,089)	-	-	-	-	-
Erasmus Data Set	-	306	(306)	-	-	-	-	-
Feel good with food	-	15,642	(15,642)	-	10,221	(7,340)	-	2,881
Kickstart	-	41,191	(41,191)	-	-	-	-	-
Pathway	-	3,239	(3,239)	-	-	-	-	-
Street Culture for Regions	1,806	21,853	(23,159)	500	-	-	(500)	-
Mural Project	-	3,614	(3,614)	-	57,638	(43,144)	-	14,494
Renewal	-	18,400	(9,443)	8,957	-	-	(8,957)	-
Enterprise Projects	9,833	-	-	9,833	-	-	(9,833)	-
City East	750,109	-	-	750,109	-	-	(750,109)	-
	<u>761,748</u>	<u>139,560</u>	<u>(131,909)</u>	<u>769,399</u>	<u>67,859</u>	<u>(50,484)</u>	<u>(769,399)</u>	<u>17,375</u>

EAST BELFAST ENTERPRISE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

19 Explanatory notes to the funds

Unrestricted Funds

General Fund

This fund is the result of the charity's strategic objective to establish reserves to provide sufficient funds to cover unforeseen costs which may arise, as well as allowing for the payment of any liabilities which would arise should the charity cease to operate.

Restricted Funds

Feel good with food

This is a project, funded by The Executive Office under the Urban Villages Initiative, which assisted people from the Eastside Urban Village area to engage in workshops providing advice and guidance on how to improve health outcomes through learning to cook food for a healthier diet, on a modest budget.

Mural project

This is a community engagement project, which was funded from a range of funders including Belfast City Council, George Best Belfast City Airport, Northern Ireland Community Relations Council, Radius Housing, Apex Housing, Clanmil Housing, Connswater and the Northern Ireland Housing Executive. The project engaged people from across East Belfast to design and paint two larger mural artworks, which were installed on the outer walls of the East Belfast Enterprise City East building. The project involved local schools, community groups, sports clubs, ethnic minority groups, disability groups and international students.

Transfers

The transfer of £750,109 during the year from the City East fund represents a partial element of the value of the property which has now been included in designated funds. Transfers are also made from the Street culture for regions, Renewal and Enterprise project funds to the general fund as the programmes have now completed.

20 Designated funds

The income funds of the charity include the following designated funds which have been set aside out of unrestricted funds by the trustees for specific purposes:

	Movement in funds				
	Incoming resources	Balance at 1 January 2023	Resources expended	Transfers	Balance at 31 December 2023
	£	£	£	£	£
Property fund	-	-	(67,600)	2,960,774	2,893,174
Property revaluation reserve	-	-	-	419,226	419,226
	-	-	(67,600)	3,380,000	3,312,400

Property fund

This fund relates to the value of the charity's ABR property and City East property.

Property revaluation reserve

This represents surpluses arising on the revaluation of the charity's ABR property and City East property.

EAST BELFAST ENTERPRISE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

21 Analysis of net assets between funds

	Unrestricted funds	Restricted funds	Total Unrestricted funds	Restricted funds	Total
	2023	2023	2023	2022	2022
	£	£	£	£	£
Fund balances at 31 December 2023 are represented by:					
Intangible fixed assets	3,500	-	3,500	-	-
Tangible assets	3,643,859	-	3,643,859	2,970,339	3,720,448
Current assets/(liabilities)	254,771	17,375	272,146	142,650	161,940
Long term liabilities	(114,973)	-	(114,973)	(112,797)	(112,797)
	<u>3,787,157</u>	<u>17,375</u>	<u>3,804,532</u>	<u>769,399</u>	<u>3,769,591</u>

22 Conduit funding

East Belfast Enterprise is responsible for receiving and distributing funds on behalf of Erasmus+ in respect of the Street Culture for Regions Project. During the year £40,064 was received and distributed by the charity in relation to this project. These funds have been treated as conduit funding and, as such, have not been recognised as income and expenditure of the charity. There were no balances held in relation to conduit funding at the balance sheet date.

EAST BELFAST ENTERPRISE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

23 Related party transactions

Remuneration of key management personnel

The remuneration of key management personnel is as follows.

	2023 £	2022 £
Aggregate compensation	101,036	80,454

During the year East Belfast Enterprise entered into the following transactions with related parties:

Johnston Kennedy DFK

East Belfast Enterprise currently purchases a payroll service from Johnston Kennedy DFK. This service is provided on a commercial basis by the payroll division of Johnston Kennedy DFK. Mr Duncan Graham is a Trustee and Director of East Belfast Enterprise Ltd and also a partner of Johnston Kennedy DFK. The total transactions in the year, and the amount due to Johnston Kennedy DFK at the year end was £1,051 net (2022: £1,090).

Enterprise Northern Ireland

The CEO of East Belfast Enterprise, Jonathan McAlpin, was also the Chair of Enterprise Northern Ireland, a role approved by the Board of Trustees at their meeting in January 2019. East Belfast Enterprise is a member of Enterprise Northern Ireland, paying an annual membership and subscription for Research Data (Cobweb) of £3,988 net. Jonathan received remuneration for his role with ENI and East Belfast Enterprise delivered contracts on behalf of Enterprise Northern Ireland during 2023.

Creating Retail Magic

Creating Retail Magic provides services for East Belfast Enterprise as part of the consultancy and advisory associate pool used by the charity. During 2023 gross services and costs of £482 were agreed with Creating Retail Magic, with no balance outstanding to Creating Retail Magic at the year end.

NB Chartered Communications

During the year East Belfast Enterprise made payments of £955 to NB Chartered Communications for their services, with no balance outstanding balances due at the year end.

24 Cash generated from operations	2023 £	2022 £
Surplus for the year	34,941	15,050
Adjustments for:		
Depreciation and impairment of tangible fixed assets	82,621	16,884
Movements in working capital:		
Decrease in debtors	8,356	8,129
Increase/(decrease) in creditors	5,322	(31,970)
(Decrease)/increase in deferred income	(24,706)	28,247
Cash generated from operations	106,534	36,340

EAST BELFAST ENTERPRISE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

25 Analysis of changes in net funds

	At 1 January 2023 £	Cash flows £	At 31 December 2023 £
Cash at bank and in hand	301,332	64,805	366,137
Loans falling due within one year	(64,631)	34,373	(30,258)
Loans falling due after more than one year	(112,797)	(2,176)	(114,973)
	<u>123,904</u>	<u>97,002</u>	<u>220,906</u>

East Belfast Enterprise Ltd

Northern Ireland - Charity number 103061

Accounts

East Belfast Enterprise Ltd

**Trustees' report and
financial statements**

for the year ended 31 December 2022

**Company No: NI023055
Charity No: XR 86644
CCNI No: NIC103061**

East Belfast Enterprise Ltd

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East Belfast Enterprise Ltd
Charity information
for the year ended 31 December 2022

Trustees	Duncan Graham (Chair) William Miskimmin (Co. Secretary) Mervyn Hempton Joanne Jennings (resigned 12 April 2023) Nicola Bothwell Gerry Gilpin Jacqueline Locke Graham Thompson (resigned 21 January 2022) Jason Hempton (appointed 12 April 2023)
Chairman	Mr D Graham
Secretary	Mr W Miskimmin
Chief Executive Officer	Mr J McAlpin
Registered Office	68 - 72 Newtownards Road Belfast BT4 1GW
Company Number	NI023055
Charity Number	XR 86644 NIC103061
Auditors	FPM Accountants Limited Unit 1, Building 10 Central Park, Mallusk Road Newtownabbey, BT36 4FS
Bankers	Danske Bank Limited Donegall Square West Belfast BT1 6JS

East Belfast Enterprise Ltd
Trustees' report
for the year ended 31 December 2022

THE TRUSTEES, AS DIRECTORS OF EAST BELFAST ENTERPRISE (EBE), PRESENT THEIR REPORT WITH THE FINANCIAL STATEMENTS OF THE CHARITY FOR THE YEAR ENDED 31 DECEMBER 2022

The trustees are pleased to present their annual directors' report together with the financial statements of the charity for the year ending 31 December 2022, which are also prepared to meet the requirements for a directors' report and accounts for Companies Act purposes.

Chair's Report

By the close of 2021 operations had largely returned to a more normal pattern, following the economic shock caused by the COVID pandemic. Some aspects of the operation had still not fully recovered, with working patterns changed to a more hybrid working approach and less face-to-face meetings, resulting in less use of the training and meeting rooms at City East. The Board agreed the operating plan for 2022 at its first meeting in January. This operating plan was to be the last plan to deliver the strategy that completed in December 2022 and hence part of the operating plan involved work on a new strategy to be in place by the end of 2022 and to guide operations for the period from 2023 to 2025.

The plan for 2022 set out that the charity would continue the work of recovery from COVID and focus on the sustainability of the organisation. The main objectives were as follows:

Core Business Sustainability

- Client relationship activities will continue with KPIs in place focused on tenant retention and attracting new tenants for Foundry services, including meeting room hire. The occupancy levels at City East and ABR will aim to retain occupancy at c90% during 2022, achieving a minimum average monthly income of £36,000 combined per month for City East and ABR and achieving a break-even position by the year end for the Foundry.
- Bids will be submitted to secure new programmes that can be delivered during autumn of 2022 and into 2023, with the aim of achieving a net break-even position for programmes by the year end.
- Administration budgets will be closely monitored to ensure the budget is not exceeded.
- New sites are to be identified for potential property development. This can be progressed in partnership with Inspire Business Centre, subject to the outcome of potential merger negotiations.
- Achieve profitability targets as set out in the operating budget.
- Conduct stakeholder engagement and research as part of a planning process to establish a new strategy for 2023 - 2025.

Promoting Enterprise and Enterprise Culture

- Engage through Enterprise Northern Ireland to develop proposals to work with the Department for the Economy, Invest NI and the Councils to establish an enterprise service for start-up and early-stage businesses.
- Research options to develop the Foundry into a business "membership club". This will include options to create a separately branded business support hub, with potential commercial partners.
- Develop plans and commence implementation to establish EBE as a "carbon neutral" organisation. This will show leadership within the business support sector and create opportunities to provide support for SMEs to move towards a carbon "net zero" position.
- Deliver all contracted programmes and achieve programme targets
- Secure new programmes and prepare bids that can be targeted at Peace+ funding and/or the UK Shared Prosperity Fund.

East Belfast Enterprise Ltd
Trustees' report
for the year ended 31 December 2022

Social Good

- Re-engage in charitable activity and encourage tenant engagement through events.
- Continue to engage local suppliers in facilities maintenance.
- Deliver the Eastside Awards to promote local endeavour in East Belfast.
- RE-engage with schools and colleges as part of the stakeholder engagement to be carried out during the strategic planning process.

As well as achieving the delivery objectives, the plan for 2022 also included development of the strategy for 2023 – 2025, which involved a survey of all tenants and programme service users, consultations with key stakeholders including the Board and Staff and a number of Board and staff workshops.

By the end of 2022 all key objectives had been realised with occupancy levels at City East starting the year at c91% and finishing the year at c91%, with small fluctuations during the year where occupancy hit a peak of just over 92% and reduced during the summer months to c88%. The Albertbridge Road site started the year at c94% and increased to 100% by April, where it remained at 100% to the end of the year.

A new programme named Renewal was secured and delivered during the year, which assisted those in the criminal justice system to explore self-employment as an opportunity to re-engage in economic activity. This project was delivered in partnership with NIACRO and contributed to the successful financial programme performance, exceeding the budget that had been set at the start of the year.

Work continued during the year with Enterprise Northern Ireland to deliver services to clients through the Go For It, Kickstart and Pathways to Enterprise programmes and development work continued with Enterprise Northern Ireland to develop plans post Brexit. The final European Erasmus+ project completed this year with all targets met. March 2023 will see the end of most of the European funding as a result of the UK exit from the EU and hence there will be no further opportunity to secure Erasmus+ contracts in forthcoming years.

A process of stakeholder consultation was completed during the year as part of the development of the new strategy for 2023 – 2025. This next period will be extremely challenging as the economy faces the challenges of the cost of living and cost of doing business crises, the continued political vacuum with no functioning Executive in Northern Ireland, the loss of funding as a result of Brexit, the ongoing economic and political difficulties associated with implementation of the Windsor Framework and the ongoing war in Ukraine. All of this will bring more pressure on household incomes. This, in turn, could increase the demand for those seeking help to investigate self-employment as a way in which to bring in revenue to meet these increasing household costs.

The loss of EU funding and risks to tenancy (particularly those charitable organisations which are tenants at City East and rely on EU funding) is likely to bring downward pressure on revenue for EBE, but at a time that demand for support services from the market that EBE is set up to serve is increasing.

Loss in revenue for EBE may necessitate cost reductions, which could result in a reduction in the staff team. However, this would result in a loss of expertise and capacity to deliver services, which are likely to be in increased demand.

The loss of EU funding brings about an opportunity to look at new ways of delivering services, such as developing services that could attract partners willing to support through sponsorship and for clients willing to pay for services, if value can be demonstrated.

EBE has a strong network and experience in partnership working. It has developed some sponsorship relationships with private sector partners, but has never really pro-actively sought these sort of commercial partnerships. The organisation has expertise in the start-up market, but has been unable to deliver client centred services, due to the restrictive nature of the "programme

East Belfast Enterprise Ltd
Trustees' report
for the year ended 31 December 2022

delivery”, where the programme criteria are designed by the funding body.

The property asset is the engine that drives unrestricted revenue for the organisation. This has subsidised much of the programme activity in recent years. Further expansion of the property asset would enable the organisation to achieve a greater level of freedom to design and deliver client centred business advisory services. To do this will require capital funding and suitable property development opportunities with property development expertise that is not a strength of the current staff team and has not been a priority for the Board. There is an opportunity to address this through strategic partnerships and by bringing new members with this specific expertise into the Board.

Membership of ENI is a strength, but there is a threat to ENI from the future loss of EU funded programmes. New opportunities may develop with new funding streams and it would seem sensible for EBE to remain involved in the ENI led development work to secure new programme activity.

In addition, or in parallel to the work led by ENI, there is an opportunity for EBE to commit some resource to investigate the market for a market led business services offering, through a business club initiative.

During 2022 and in response to this analysis a three-year strategy has been agreed for 2023 - 2025 with the following guiding statements:

Our Vision:

“To establish East Belfast as a vibrant social and economic hub.”

Our Purpose:

“To inspire and support entrepreneurs to establish and grow businesses in East Belfast and to have a positive social impact in the local community.”

Our Mission:

“To provide entrepreneurs with facilities and valued services, to meet their changing economic and social needs.”

To advance the strategy, focus will be on three strategic aims:

- To be recognised as a centre for business start-up support
- To ensure organisational sustainability and to become financially independent from Government
- To enhance Corporate Governance

Key projects to be advanced during the strategy have been agreed and are set out as follows:

Aim 1: To Be Recognised as a Centre for Business Start-up Support

a. Projects: Business Club

b. SMART Objectives for 2023:

I. to complete costed feasibility study/appraisal by end of 2023; to launch Business Club in 2024

Aim 2: To ensure organisational sustainability and become financially independent from Government funding

a. Projects: Business Club, Property Development, Net Zero, PR & Marketing

b. SMART Objectives for 2023:

I. by end of 2023 to identify services that can be sold to the market, through a fully researched feasibility study into the business club concept

II. By end of 2023 to have identified a short list of property development sites and funding options

III. By end of 2023 to complete pricing and benchmarking of property sites and develop sales and marketing plan

IV. Install PV panels across all property sites by end of 2023

Aim 3: To Enhance Corporate Governance

a. Projects: Board Membership and Roles, Board Committees, Documentation (Articles, Director Handbook, Policies)

East Belfast Enterprise Ltd
Trustees' report
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b. SMART Objectives for 2023:

- I. to restructure, renew and refresh the Board and sub-committees by end of 2023;
- II. Update relevant documentation, policies, procedures by end of 2023

There were some changes in staff during 2022. a new business advisor was recruited to deliver the Renewal project and the receptionist at City East left to take on a new role and was replaced by a new full-time receptionist. The advisor recruited for the Renewal programme left the organisation once this project completed.

Overall, the charity has performed well throughout 2022 and I must give credit to the staff team for their diligent work and creativity shown in delivering valued services for the community of East Belfast in very challenging circumstances. The financial performance was strong, providing a solid platform to commence delivery of the new strategy in 2023 and face the challenges as the economy deals with the consequences of the UK exit from the EU.

I would like to conclude my report by acknowledging the support that I have received as Chair from my colleagues on the Board, all of whom are volunteers and bring considerable expertise and experience to their governance of the charity. I was saddened to accept the resignation of Graham Thompson and Joanne Jennings from the Board this year. Graham and Joanne have been a great support while serving on the Board, but, due to other work commitments, they no longer felt able to commit the time required to continue as members of the Board. On behalf of the Board I would like to record my thanks to Graham and Joanne and wish them every success in their future careers. On a happier note, I was delighted to welcome Jason Hempton to the Board this year. Jason comes with a great deal of experience and expertise and I have no doubt will prove to be a great addition to the Board.

As we look forward to 2023, we face a very uncertain time, with many economic, political and social challenges to face, most significant of which will be that resulting from the loss of European funding as a result of the UK exit from the EU. However, in the face of these challenges I remain optimistic that we have got a strategy and a team, incorporating both the Board and Staff, that will guide us through these turbulent times and ensure we continue to be a positive economic force in East Belfast.

Duncan Graham
Chair

Our Purposes and Activities

The Charity's objects ("Objects") are specifically restricted to the following:

The promotion for the public benefit of urban regeneration within East Belfast and its environs (the 'area of benefit') being an area of social and economic deprivation, by all or any of the following means:

- (a) the relief of poverty in such ways as may be thought fit;
- (b) the relief of unemployment in such ways as may be thought fit, including assistance to find employment;
- (c) the advancement of education, training or retraining, particularly among unemployed people, and providing unemployed people with work experience;
- (d) the provision of financial assistance, technical assistance or business advice or consultancy in order to provide training and employment opportunities for unemployed people in cases of financial or other charitable need through help: (i) in setting up their own business, or (ii) to existing businesses;
- (e) the creation of training and employment opportunities by the provision of workspace, buildings, and/or land for use on favourable terms.

East Belfast Enterprise Ltd
Trustees' report (continued)
for the year ended 31 December 2022

Public Benefit

The public benefits that flow from the advancement of community development and the promotion of urban and rural development are:

(i) the creation of employment, training and work experience opportunities for residents living in economically and socially deprived areas and consequently a reduction in poverty, unemployment and hardship, leading to a better quality of life for the beneficiaries and consequent improvements in health and well-being;

(ii) enhanced knowledge about setting up and running small businesses and social enterprises resulting in increased levels of self-employment and better prospects of sustainable development;

(iii) increased levels of knowledge and transferable vocational skills among employees / work experience trainees, assisting in the creation of a more educated, skilled and qualified community;

(iv) a greater sense among the beneficiaries of more fulfilled and purposeful lives, resulting in a safer, more stable and cohesive community.

These benefits can be evidenced in records kept by various agencies of the number of jobs and work experience opportunities created and the numbers of those who have successfully completed training courses. Evidence can also be found in independent evaluations of the activities of enterprise agencies carried out by funding bodies and in community surveys of living standards and attitudes.

Some private benefit is obtained by the owners of small businesses who rent units on favourable terms, but this is ancillary to the main purpose and is greatly outweighed by the gains in public benefit.

No harm arises from any of these purposes.

Activities

East Belfast Enterprise offers on favourable terms a variety of workshop units at our site on Albertbridge Road and office accommodation at the City East Business Centre.

A variety of meeting facilities, training rooms and a co-working space are available for hire to both businesses and community and voluntary organisations.

A café, Urban Skullery, continues to operate on site, providing an important catering facility on-site for tenants and visitors attending City East and has also provided training to those keen to learn culinary skills and take the first steps into the employment opportunities offered by the catering and hospitality sector.

Following the COVID pandemic, as the charity returning to more normal operations, the business support programmes re-focused on pre-start and start-up interventions and less on business survival, which had been an important element of operations during COVID.

During 2022 there were a number of programmes which completed:

- Street Culture for Regions - This EU Erasmus+ funded programme got underway in January 2021 and completed in December 2022. This was the last Erasmus+ funded programme that East Belfast Enterprise will work on as this funding source is no longer available due to the UK exit from the EU. The programme created resources to support those involved in "street culture", including mural artists, performers, street vendors, musicians and other artisan activities to explore opportunities for self-employment and involved a transnational partnership, led by EBE,

East Belfast Enterprise Ltd
Trustees' report (continued)
for the year ended 31 December 2022

with partners from Denmark, Portugal, France, Poland, Greece and the Republic of Ireland.

- **Renewal** – This programme was funded by the UK Community Renewal Fund, a fund which was established and funded by the UK Exchequer as a pre-cursor to the UK Shared Prosperity Fund, which is the UK response to the European Social Fund, which will be lost once the UK exits the EU. This project was developed in partnership with NIACRO, a voluntary organisation that works with those at risk of offending and those in the criminal justice system. This project was developed to provide training and guidance to participants interested in exploring self-employment as a option to re-engage in economic activity. The project was a 6 month project, which started and finished during 2022.
- **East Belfast A/R Story / Urban Villages** – Funding for this project concluded in March 2022 and an agreement was reached with EastSide Partnership through their subsidiary EastSide Tourism, to take ownership of the project to make use of its assets, videos and platform moving forward. This ensures the work completed on the project will benefit and promote tourism within East Belfast for many years to come.

The only new programme that was added during 2022 was the Renewal programme, which started and completed during 2022. Funding cuts and, in particular the end of EU funding, which will complete in March 2023, has resulted in a very difficult funding environment and this is expected to continue into 2023.

As well as those programmes that completed and others that started during the year, a number of programmes continued during 2022, which were carried on from 2021. These were:

- **Go for It Programme / LCCC (Council)** – a programme that provides assistance to entrepreneurs with assistance to develop a business plan for their enterprise.
- **Kick Start Programme / Invest NI & Belfast City Council** – A programme supported by Belfast City Council as the 'follow-on' to Go For It for businesses anticipating to recruit and employ within the next 18 months. Each business approved onto the programme is allocated a bank of mentoring hours in specific subjects, bespoke to their business, on topics such as marketing, finance, legal, business development, IP and a bursary of up to £1,500 for the business.
- **Pathway to Enterprise Programme (PEP)** – Belfast City Council - Participants on this programme are supported with access to business training, mentoring and a start-up grant with the target demographic being those currently unemployed.
- **Feel Good With Food / Urban Villages** – This programme supports local residents in the area to attend taster sessions on how to improve their diet to enhance nutrition, combat ailments and on an affordable budget.

Achievements in 2022

At the start of the year it was recognised that 2022 and for the immediate years following will be very challenging due to the outworking of the pandemic, global economic pressures and the loss of EU funding. This focused attention on the importance of the property asset and to maintain occupancy levels. This was successfully achieved throughout 2022 with occupancy targets achieved at City East and exceeded at the Albertbridge Road site. Greater attention to promotion of facilities through the Foundry co-working space also resulted in an increase in revenue from hot-desking and the sale of PO boxes and virtual office products.

Programmes are under severe funding pressure, but a notable success was securing funding from the UK Community Renewal Fund to deliver the Renewal programme. This programme helped clients who have been involved with the criminal justice system and who are one of the most disadvantaged groups when trying to re-enter the labour market. The project provided training and guidance to explore the option of self-employment as an opportunity to re-engage in the

East Belfast Enterprise Ltd
Trustees' report (continued)
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economy. The success of this project and achievement of delivery targets across the other programmes has resulted in a strong financial performance again in 2022, exceeding budget targets for the year.

The delivery of these programmes has enabled the charity to continue to assist individuals to explore enterprise and entrepreneurship, with the aim of entering self-employment, thereby reducing dependency on state benefits and consequently addressing financial hardship and the relief of poverty and unemployment. This year has been another busy year, but one in which funding for new programmes has been increasingly difficult. Plans for 2023 recognise that this will continue to be the case, but the demand for the services of those seeking assistance to look at self-employment as an option to re-engage in economic activity remains strong.

A summary of some of the programme activity that was delivered under contracts with a range of public funders including Belfast City Council, UK Community Renewal Fund, EU Erasmus+, The Executive Office and Urban Villages is as follows:

- **Go For It:** 112 business plans produced during 2022
- **AR Story:** This project completed in the first quarter of 2022, after which the intellectual property developed was passed to Eastside Tourism, a social enterprise which operates as part of the Eastside Partnership, to develop the tourism product for East Belfast. Work on the project is now displayed on a dedicated website at <http://arbelfaststory.com>
- **Kick Start:** 35 Clients received support during 2022, with 817 hours of mentoring provided, 4 financial incentives paid to clients and 4 jobs created.
- **Pathways to Enterprise Programme:** 3 Clients received support during 2022, with 100 hours of mentoring provided.
- **Street Culture for Regions:** This project was a pan-European partnership, led by East Belfast Enterprise, with partners in Greece, Poland, Portugal, France, Denmark and the Republic of Ireland. The project completed in December 2022 and created resources to assist those involved in street culture to investigate entrepreneurship/self-employment as a viable economic opportunity.
- **Feel Good with Food:** The programme supported by The Executive Office through the Urban Village Initiative continued throughout 2022, providing on-line training and advice about how to improve health through nutrition to people from inner East Belfast. During the year the project worked with 4 local community organisations, Orchardville, East Belfast Mission, Sure Start and Flourish NI to make the sessions available to their clients, with an "in person" event held in East Belfast Mission at the end of the year.
- **Renewal:** Three clients completed the programme, having received 70 hours of mentoring.

The ongoing challenges with operating during the pandemic delayed work with the Board to progress the review of Board and Committee structure, membership and terms of reference, but this has now been prioritised in the new strategy, which will commence in January 2023.

Work on the development of a third site has continued with exploratory discussions with the Board of Inspire Business Centre, to investigate options for a joint approach to property development. This work will continue as a core part of the strategy in 2023. Plans were also completed during 2022 to set out a programme of refurbishment and improvement works at the Albertbridge Road and City East sites, to be progressed during the 2023 to 2025 strategy.

In relation to programme activity, work has been ongoing with ENI, led by the CEO of East Belfast Enterprise in his role as Chair of Enterprise Northern Ireland. This work is seeking options to replace the Go For It, Kickstart and PEP programmes, once European funding finishes in March 2023. It is expected that work will be ongoing during 2023 to find replacement funding for these programmes and hence the charity has put in place additional research plans to investigate opportunities to develop a business club and other potentially stand alone programmes.

Foundry Events

As COVID restrictions eased, there was a gradual return during 2022 to "in person" events. An important part of the charity's strategy is to increase opportunities for tenant engagement and

East Belfast Enterprise Ltd
Trustees' report (continued)
for the year ended 31 December 2022

networking and so a number of events were hosted in the autumn of 2022. The events included a networking breakfast, attended by 29 tenants in September, a social event based around the World Cup attended by 16 tenants in December and a tenant Christmas event attended by 41 tenants. It is planned to increase the number of networking events during 2023.

Community Partnerships and Community Engagement

EBE continued to engage with local community organisations during its training delivery including the Orchardville Society, East Belfast Mission, Sure Start and Flourish NI. The CEO also continued to act as a Director on the Eastside Partnership and Landmark East companies, which are involved in community led regeneration in East Belfast. These Board roles are important strategic positions to ensure EBE remains connected to and informed about local community plans and activities in East Belfast.

The charity is also a member of the Northern Ireland Council for Voluntary Action, Social Enterprise NI, CO3 and Enterprise Northern Ireland, which enables strategic links to be made to other similar organisations operating across Northern Ireland. In 2021, the CEO took on the role of Chair with Enterprise Northern Ireland and will remain in this position for three years, until February 2024. The CEO served on the Board CO3 during the year, giving further prominence to EBE's role within the broader third sector.

EBE continues to take the lead in organising the Eastside Awards to recognise endeavour from all walks of life across East Belfast. With the easing of COVID restrictions, it was possible to return to the pre-COVID format with a gala black-tie event held in April 2022 at the Hastings Stormont hotel. It was encouraging to again see a sell out event at the hotel, with over 300 in attendance, celebrating all that is good about East Belfast and shining a spotlight in particular on those that work tirelessly and without recognition for the community of East Belfast.

A new project commenced in 2022 to engage with multiple community organisations, schools, sports clubs and businesses to work on a community art project. The project will result in the installation of two large mural artworks on the walls of the City East building and will actively involve those from across the community, living in close proximity to City East. This project will bring prominence to the work of the charity and will further embed the charity within the community fabric of East Belfast. Completion of this project is expected in the autumn of 2023.

Financial Review

In accordance with required accounting policy, grants are recognised in the statement of financial activities when approved by the Trustees and communicated to the recipients, irrespective of the future period over which payments are to be made, and the obligations outstanding at the year end are recognised as creditors.

In the year ended 2022 the Trustees are happy to report that the company exceeded its budgeted plans and returned a surplus after depreciation for the year, despite budgeting for an anticipated loss, which had been forecast due to expected negative pressures on rental revenue as a result of anticipated reduced occupancy following the COVID pandemic. This surplus has built on the surpluses generated in 2018, 2019, 2020 and 2021. This is in line with the plans that were set at the outset in the current strategy and establishes a solid platform for the charity to face another challenging period, having set out its new strategy for 2023 – 2025 to navigate the turbulence expected as the UK economy navigates its exit from the EU.

At the end of 2022 the occupancy levels were retained at both sites at pre-pandemic levels, with the Albertbridge Road site reaching 100% occupancy. In the new strategy for 2023 – 2025 retaining occupancy at these levels will be essential to ensure the charity is sustainable and able to take the opportunities that will present in the next period.

East Belfast Enterprise Ltd
Trustees' report (continued)
for the year ended 31 December 2022

Reserves Policy and Going Concern

A standing item on the Agenda for each Finance Committee meeting ensures that there is a review of the cash position each month and that the Reserves policy is applied. This has continued throughout 2022 and there has been no concern raised by the committee. Cash reserves remain at a level that the Board is comfortable with in relation to the ongoing needs of the charity. The Board of Trustees has approved a budget for 2023 and is of the view that the charity has no concerns regarding its continued status as a going concern.

Plans for Future Periods

The Trustees will continue to aim to preserve as far as possible the capital base of their investments and to increase annual income levels. Work will commence on the new strategy which will focus on three key strategic aims:

1. To Be Recognised as a Centre for Business Start-up Support
2. To ensure organisational sustainability and to Become Financially Independent from Government Funding
3. To Enhance Corporate Governance

Underpinning this strategy will be the need to maximise revenue from the Charity's asset base and hence there are plans in the first year of the strategy to fund capital projects to renew and revitalise the property assets and invest in new branding and promotional activity. The strategy also pays attention to the charity's environmental responsibilities and plans are in place to reduce the carbon emissions associated with the charity's activities, with a plan to move towards a carbon net zero position.

Plans in the year ahead will also see further work on Board Governance to clarify Board committee structures and membership, as well as ensuring the skills and expertise across the Board team are matched to the needs of the strategy.

Reference and Administrative Details

Charity Number: NIC103061

Company Number: NI023055

Registered Office: City East, 68 – 72 Newtownards Road, Belfast, BT4 1GW

Our Advisors:

Auditors: FPM Accountants Limited (Re-appointed following a tendering process in 2018 for a 3 year period with an option for a further 2 years)

Solicitors: McCartan Turkington Breen

Bank: Danske Bank

Directors and Trustees

The Directors of the Charitable Company (the Charity) are its Trustees for the purpose of Charity Law. The Trustees and officers serving during the year and since the year end were as follows:

Key Management Personnel East Belfast Enterprise: Trustees and Directors

Duncan Graham (Chair)

William Miskimmin (Co. Secretary)

Mervyn Hempton

Joanne Jennings (resigned 12 April 2023)

Nicola Bothwell

Gerry Gilpin

Jacqueline Locke

Graham Thompson (resigned 21 January 2022)

Jason Hempton (appointed 12 April 2023)

East Belfast Enterprise Ltd
Trustees' report (continued)
for the year ended 31 December 2022

Key Management Personnel East Belfast Enterprise: Chief Executive

Jonathan McAlpin

Structure, Governance and Management

Governing Document

East Belfast Enterprise is a Company Limited by Guarantee, governed by a voluntary Board of Directors.

The company is also a registered Charity with the Charities Commission for Northern Ireland and submitted its first return to the Charities Commission NI during 2017.

Appointment of Trustees

As set out in the Articles, Directors of the Company (who serve as Trustees of the Charity for the purposes of Charity Law) are elected by the members of the company, or can be co-opted by the Directors. The maximum number of Directors will be 12, with a minimum of 3.

Trustee Induction and Training

Incoming Members of the Board of Directors are aware of the aims and objectives of the Charity and the manner in which the Trustees carry out their responsibilities. The Chair, supported by the Chief Executive, oversees an induction process for new Directors, who are provided with key documents, including the Strategic Plan and Articles of Association of the company. An overview of the operations of the company is provided by the Chief Executive and new Directors are afforded the opportunity to meet with key staff and view the key elements of the company's operations.

Organisation

The Board of Trustees, which can have up to 12 members, administers the Charity. The Board meets a minimum of 5 times per annum on a bi-monthly schedule. Standing sub-committees of the Board include a Finance committee, which oversees the organisations finance, reviewing management accounts and overseeing the company's risk policy; a Property sub-committee, which meets as required to oversee capital projects and an HR Sub-committee, which meets a minimum of once annually and as required to set remuneration and to review HR matters.

The operations of the charity are managed on a day-to-day basis by a Chief Executive, appointed by the Board of Trustees. The Chief Executive has delegated authority, within the terms of delegation approved by the Trustees, for operational matters including, finance, employment and HR. A management team has been appointed by the CEO to provide management oversight for key company functions including Programmes, Property & Tenancy and Finance & Administration. These management posts report directly to the CEO.

Related Parties and Co-operation with Other Organisations

During 2022, the Chief Executive continued in his paid role with Enterprise Northern Ireland as the Chair of the Board of Directors of Enterprise Northern Ireland. This appointment was approved at a Board meeting of the Trustees of East Belfast Enterprise in January 2021 and the appointment will be for a period of three years.

All of the Trustees serve in a voluntary capacity and do not receive any remuneration for their role as a Director (or Trustee). Any related interests are declared at meetings where the interest may arise and if any Trustee may benefit personally or in their business interests from a decision to be taken by the Board, the Trustee in question will be absented from the discussion and subsequent decision making process.

East Belfast Enterprise Ltd
Trustees' report (continued)
for the year ended 31 December 2022

The Company is a member of Enterprise Northern Ireland, which is now under the Chairmanship of the CEO of East Belfast Enterprise and benefits from this membership by accessing contracts as a sub-contracted partner. Other memberships held by the Charity are for the purposes of seeking advice, information or knowledge of the Community and Voluntary sector and potential funders for the work of the charity. These memberships include membership of the Northern Ireland Council for Voluntary Action, CO3 and Social Enterprise Northern Ireland. The Chief Executive also serves on the Board of Directors of CO3 in a voluntary capacity, but there are no contractual relationships between East Belfast Enterprise and CO3.

Pay Policy for Senior Staff

The remuneration of the Chief Executive and other members of senior staff is decided by the HR sub-committee, under delegated authority of the Board of Directors.

Risk Management

The Trustees have a risk management strategy, which is overseen on behalf of the Board by the Finance Sub-committee, under the delegated authority of the Board. A risk register is in place and this is reviewed every month by the Finance Sub-committee. Any risks that are identified as Current risks identified have categorised risks under those relating to Finance, Property, Staff, Equipment and Data, Public liability and Professional liability, Political and those risks relating to the COVID 19 pandemic. The register records procedures to mitigate against these risks both presently and in the future.

As society finally moves on from the COVID pandemic, the charity now turns to face the risks presenting as a result of global economic shocks and the loss of EU Funding as a consequence of the UK exit from the EU. A new strategy has been agreed to guide the organisation through this next period, which is expected to be a financially difficult period and one which will require extra vigilance from Trustees.

Trustee's Responsibilities in relation to the Financial Statements

Charity law requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the charity's incoming resources and application of resources during the year and of its state of affairs at the end of the year. In preparing those financial statements the Trustees are required to:

- Select suitable accounting policies and then apply them consistently;
- Make judgements and estimates that are reasonable and prudent;
- State whether applicable accounting standards and statements of recommended practice 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 charity will continue in operation.

The Trustees are responsible for ensuring the keeping of proper records which disclose with reasonable accuracy the financial position of the charity and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the charity's assets and hence taking reasonable steps for the prevention and detection of fraud and breaches of law and regulations.

East Belfast Enterprise Ltd
Trustees' report (continued)
for the year ended 31 December 2022

Statement of Disclosure to our Auditors

So far as each of the Directors in office at the date of approval of these financial statements are aware:

- There is no relevant audit information of which the auditor's are unaware
- They have taken all the steps they ought to have taken as Directors in order to make themselves aware of any relevant audit information and to establish that the auditors are aware of that information.

The trustees have overall responsibility for ensuring that the charity has an appropriate system of internal controls, financial and otherwise. They are also responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and to enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Signed on behalf of the trustees



Mr D Graham (Chair)

30th June 2023

Date

Report of the Independent Auditors

to the members of East Belfast Enterprise Ltd (a company limited by guarantee)

Opinion

We have audited the financial statements of East Belfast Enterprise Ltd for the year ended 31 December 2022 which comprises the Statement of Financial Activities, the Balance Sheet, the cash flow statement and the notes to the accounts, 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 accounts:

- give a true and fair view of the state of the charitable company's affairs as at year ended 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 Companies Act 2006.

Basis for opinion

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

Conclusions relating to going concern

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

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

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

Other information

The other information comprises the information included in the annual report, other than the accounts and our auditor's report thereon. The Trustees are responsible for the other information. Our opinion on the accounts 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.

Report of the Independent Auditors

to the members of East Belfast Enterprise Ltd (a company limited by guarantee)

In connection with our audit of the accounts, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the accounts or our knowledge obtained in 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 there is a material misstatement in the accounts or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

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

- the information given in the Trustees Report for the financial year for which the accounts are prepared is consistent with the accounts; and
- the Trustees Report has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the Trustees and its environment obtained in the course of the audit, we have not identified material misstatements in the Trustees Report.

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

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the accounts are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of Trustees

As explained more fully in the Statement of Trustees Responsibilities, the Trustees are responsible for the preparation of the accounts and for being satisfied that they give a true and fair view, and for such internal control as the directors determine is necessary to enable the preparation of accounts that are free from material misstatement, whether due to fraud or error.

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

Auditor's responsibilities for the audit of the financial statements

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

Report of the Independent Auditors (continued)

to the members of East Belfast Enterprise Ltd
(a company limited by guarantee)

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 obtained an understanding of the legal and regulatory framework applicable to the company through enquiry of management, industry research and the application of cumulative audit knowledge. We identified the following principal laws and regulations relevant to the company – Companies Act 2006 and the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

We developed an understanding of the key fraud risks to the entity (including how fraud might occur), the controls in place to help mitigate those risks, and the accounts, balances and disclosures within the financial statements which may be susceptible to management bias. Our understanding was obtained through review of the financial statements for significant accounting estimates, analysis of journal entries, walkthrough of the key controls cycles in place and enquiry of management.

Our procedures to respond to those risks identified included, but were not limited to:

Enquiry of management, those charged with governance and the entity's solicitors around actual and potential litigation and claims.


Enquiry of management to identify any instances of non-compliance with laws and regulations. Reviewing minutes of meetings of those charged with governance.

Reviewing financial statement disclosures and testing to supporting documentation to assess compliance with applicable laws and regulations.


Auditing the risk of management override of controls, including through testing journal entries and other adjustments for appropriateness, and evaluating the business rationale of significant transactions outside the normal course of business.

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

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006 and regulations made under that Act. 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.



JL Grant (Senior Statutory Auditor)
for and on behalf of
FPM ACCOUNTANTS LTD
Chartered Accountants &
Statutory Auditor
Unit 1, Building 10
Central Park
Mallusk
Co Antrim
BT36 4FS



Date

East Belfast Enterprise Ltd

**Statement of Financial Activities
(incorporating an Income and Expenditure account)
for the year ended 31 December 2022**

	Notes	Unrestricted £	Restricted £	2022 Total £	2021 Total £
Income and endowments from:					
Charitable Activities	8	68,042	139,560	207,602	196,144
Other Trading Activities	8	29,820	-	29,820	29,933
Investment Income	8	447,797	-	447,797	416,678
Other Income	8	19,175	-	19,175	52,366
Total Income and Endowments	8	564,834	139,560	704,394	695,121
Expenditure on:					
Raising Funds	9	84,381	2,114	86,495	56,411
Charitable Activities	10 & 11	473,054	129,795	602,849	576,875
Total Expenditure		557,435	131,909	689,344	633,286
Net Income for the Year		7,399	7,651	15,050	61,835
Transfers between funds		-	-	-	-
Gain on revaluation of fixed assets	4	-	-	-	300,000
Net movement in funds		7,399	7,651	15,050	361,835
Reconciliation of Funds:					
Fund Balances Brought Forward	12	2,992,793	761,748	3,754,541	3,392,706
Fund Balances Carried Forward	12	3,000,192	769,399	3,769,591	3,754,541

All income derives from continuing activities, therefore no statement of recognised gains or losses is given.

The notes on pages 22 to 29 form an integral part of these financial statements.

East Belfast Enterprise Ltd

**Balance Sheet
as at 31 December 2022**

	Notes	2022 £	2021 £
Fixed assets			
Tangible Assets	4	3,720,448	3,732,298
Current assets			
Debtors	5	66,672	74,801
Cash at bank & in hand		<u>301,332</u>	<u>334,598</u>
		368,004	409,399
Creditors: amounts falling due within one year	6	206,064	209,784
Net Current Assets		161,940	199,615
Total assets less current liabilities		3,882,388	3,931,913
Creditors: amounts falling due after more than one year	7	112,797	177,372
Net assets		<u><u>3,769,591</u></u>	<u><u>3,754,541</u></u>
Funds			
Unrestricted:			
Unrestricted Programmes Fund	12	(28,871)	(27,580)
Unrestricted Property Fund	12	2,942,359	2,824,395
Unrestricted City East Fund	12	86,704	195,978
Restricted:			
Restricted Programmes Fund	12	19,290	11,639
Restricted City East Capital Fund	12	750,109	750,109
	12	<u><u>3,769,591</u></u>	<u><u>3,754,541</u></u>

The financial statements were approved by the Board and signed on its behalf:



Mr D Graham
Director

30th JUNE 2023

Date

Company No: NI 23055

The notes on pages 22 to 29 form an integral part of these financial statements.

East Belfast Enterprise Ltd

**Statement of Cash Flows
as at 31 December 2022**

	Notes	2022 £	2021 £
Cash flows from operating activities:	15		
Net cash provided by / (used in) operating activities		<u>36,347</u>	<u>53,844</u>
<i>Cash flows from investing activities:</i>			
Purchase of property, plant and equipment		(5,034)	(12,358)
Net cash provided by (used in) investing activities		<u>(5,034)</u>	<u>(12,358)</u>
<i>Cash flows from financing activities:</i>			
Net cash provided by (used in) financing activities		<u>-</u>	<u>-</u>
Change in cash and cash equivalents in the reporting period		31,313	41,486
Cash and cash equivalents at the beginning of the reporting period	16	92,598	51,112
Cash and cash equivalents at the end of the reporting period	16	123,911	92,598

East Belfast Enterprise Ltd

Notes to the Financial Statements for the year ended 31 December 2022

1. ACCOUNTING POLICIES

The principal accounting policies adopted, judgements and key sources of estimation uncertainty in the preparation of the financial statements are as follows:

a) Basis of preparation

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

East Belfast Enterprise Ltd meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy note(s).

b) Preparation of the accounts on a going concern basis

The Trustees are of the opinion that the charity is a going concern. Risks to the charity are monitored on a monthly basis through the Finance Committee of the Board and any risks deemed to be of concern brought to the full Board. Following this process provides Trustees with a level of confidence that risks are appropriately managed and suitable mitigation is taken to minimise risks. The Trustees are mindful that the main risks facing the Charity are those posed by the loss of European funding. A new strategy was approved by the Board at the end of 2023, which has as one of its three core strategic aims: "To ensure organisational sustainability and To Become Financially Independent from Government Funding".

Delivery of this strategic plan commenced in 2023 with key targets set to ensure there is a focus on organisational sustainability. Plans are in place to upgrade the property sites and review pricing, which will include increased recovery of energy costs, mitigating risk to the organisation from external energy cost pressures. Bids are being prepared in collaboration with Enterprise Northern Ireland to secure contracts to replace those that will be lost due to the loss of European funding, with the funding being sourced directly from the UK Government Department for Levelling Up, Housing and Communities through the UK Shared Prosperity Fund. A budget has been prepared and approved by the Board for 2023, which is a break-even budget, acknowledging the financial pressures that the company will face this year as it transitions from programme revenue supported by European funding to new revenue sourced from UK Exchequer funds and a new Business Club concept, which will sell services directly to the market. Property income targets have remained conservative, based on 2022 actual results and similar occupancy levels being achieved to those realised in 2022.

Healthy cash reserves have been accumulated with the strong financial performance of the charity for the past four years and the budget set for 2023 will seek to protect these reserves. The Board has also committed to a full review of corporate Governance, to ensure that the Board remains fit for purpose and that Governance structures, processes and procedures continue to follow best practice and manage risks facing the company. The Trustees will not be complacent as the charity continues to navigate an uncertain period for the Northern Ireland economy, but believe that appropriate management and processes are in place to ensure action can be taken, should Trustees believe that the viability of the organisation is under threat."

c) Fund Accounting

Unrestricted funds are funds which are available for use at the discretion of the Trustees in furtherance of the general objectives of the Charity and which have not been designated for other purposes.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the Charity for particular purposes. The cost of raising and administering such funds are charged against the specific fund. The aim and use of restricted funds is set out in the notes to the financial statements. Restricted funds may only be transferred to general or designated funds once the criteria for restriction have been discharged or no longer apply.

d) Income

Income is recognised when the charity has entitlement to the rent, funds, any performance conditions attached to the item(s) of income have been met, it is probable that the income will be received and the amount can be measured reliably. Income from government and other grants, whether 'capital' grants or 'revenue' grants, is recognised when the charity has entitlement to the funds, any performance conditions attached to the grants have been met, it is probable that the income will be received and the amount can be measured reliably and is not deferred. Income is deferred only when the charity has to fulfil conditions before becoming entitled to it or where the donor/funder has specified that the income

East Belfast Enterprise Ltd

**Notes to the Financial Statements
for the year ended 31 December 2022**

1. ACCOUNTING POLICIES ctd...

d) Income ctd...

is to be expended in a future period.

e) Donated services and facilities

In accordance with the Charities SORP (FRS 102), the general volunteer time of supporters is not recognised.

f) Expenditure and irrecoverable VAT

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 raising funds;
- Expenditure on charitable activities comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.
- Other expenditure represents those items not falling into any other heading.

All costs are allocated between the expenditure categories of the Statement of Financial Activities on a basis designed to reflect the use of the resource. Costs relating to a particular activity are allocated directly, others are apportioned on an appropriate basis.

Irrecoverable VAT is charged as a cost against the activity for which the expenditure was incurred.

g) Allocation of support costs

Support costs are those functions that assist the work of the charity but do not directly undertake charitable activities. Support costs include back office costs, finance, personnel, payroll and governance costs which support the programmes and activities.

h) Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost less depreciation.

Depreciation is provided at rates calculated to write off the cost or valuation of fixed assets, less their estimated residual value, over their expected useful lives on the following basis:

Fixtures and fittings	20% reducing balance
Computer equipment	33% on cost
Other equipment	20% on cost
Investment Property	Nil

The carrying values of tangible fixed assets are reviewed for impairment when events or circumstances indicate the carrying value may not be recoverable.

Revalued investment properties are not depreciated or amortised. Where the valuation indicates a permanent diminution in valuation of the property, the permanent diminution is charged to the Statement of Financial Activities.

i) Debtors

Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid after taking account of any trade discounts due.

j) Cash at bank and in hand

Cash at bank and cash in hand includes cash and short term current accounts.

k) Creditors and provisions

Creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

l) Financial instruments

The trust 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 with the exception of bank loans which are subsequently measured at the carrying value plus accrued interest less repayments. The financing charge to expenditure is at a constant rate calculated using the effective interest method.

East Belfast Enterprise Ltd
Notes to the Financial Statements
for the year ended 31 December 2022

1. ACCOUNTING POLICIES ctd...

m) Pensions

The company operates a defined contribution pension scheme. Contributions are charged in the statement of financial activities as they become payable in accordance with the rules of the scheme.

Following the auto-enrolment staging date in April 2017, the company has now put in place a company pension scheme whereby the company contributes 6% to the scheme and the staff contribute a minimum of 3%. The scheme is set up with Scottish Widows and all staff are now registered on the scheme, which is compliant with auto enrolment.

Kerr Henderson continues to provide guidance and information to the company as required to ensure that any changes to staff pensions are compliant with auto enrolment legislation.

n) Taxation

The company is a registered charity and the charitable tax exemptions are therefore being claimed to the extent that income and/or gains are applicable and applied to charitable purposes only. These exemptions will remain in place as long as income and expenditure is applied to charitable purposes only.

Critical accounting estimates and judgements

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

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

2. RESULTS FOR THE YEAR

The result for the year has been arrived at after charging the following:-

	2022	2021
	£	£
Depreciation	16,884	20,660
Auditors remuneration	3,530	3,530
	20,414	24,190

3. EMPLOYEE INFORMATION

	2022	2021
Staff Costs	£	£
Wages and Salaries	259,332	242,717
Employer's NIC	22,709	20,192
Pension	13,378	13,376
	295,419	276,284

Average monthly number of persons employed by	Number	Number
	7	6

There was one high paid staff with one employee receiving over £60,000.

Pension costs are allocated to activities in proportion to the related staffing costs incurred and are wholly charged to unrestricted funds.

The charity trustees were not paid or received any other benefits from employment with the charity, neither were they reimbursed expenses during the year (2021: €nil). Refer to note 13 detail on professional services connected to the trustees.

The key management personnel of the charity comprise the trustees and the CEO. The total employee benefits of the key management personnel of the charity were £80,454.

East Belfast Enterprise Ltd

Notes to the Financial Statements
for the year ended 31 December 2022

4. FIXED ASSETS

	Freehold Investment Property	Fixtures & Fittings	Computer Equipment	City East Investment Property	City East Equipment	Foundry	TOTAL
	£	£	£	£	£	£	£
COST							
At 1 January 2022	2,238,330	107,209	93,966	2,040,268	158,054	356,558	4,994,385
Additions	-	-	5,034	-	-	-	5,034
Disposals	-	-	-	-	-	-	-
Revaluation	-	-	-	-	-	-	-
At 31 December 2022	2,238,330	107,209	99,000	2,040,268	158,054	356,558	4,999,419
DEPRECIATION							
At 1 January 2022	558,330	107,209	79,518	340,268	146,915	29,847	1,262,087
Disposals	-	-	-	-	-	-	-
Charge for the year	-	-	4,972	-	7,773	4,139	16,884
At 31 December 2022	558,330	107,209	84,490	340,268	154,688	33,986	1,278,971
NET BOOK VALUE							
At 31 December 2022	1,680,000	-	14,510	1,700,000	3,366	322,572	3,720,448
At 31 December 2021	1,680,000	-	14,448	1,700,000	11,139	326,711	3,732,298

The revaluation of City East is put through the accounts in order for it to match the valuation carried out in October 2021 by Fraser Kidd (Surveyors, Valuers, Agents). The revaluation of Albertbridge Road had been put through the accounts in order for it to match the valuation carried out in 2019 by Fraser Kidd (Surveyors, Valuers, Agents).

5. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022 £	2021 £
Trade Debtors	54,037	30,558
Prepayments and accrued income	12,635	44,243
	<u>66,672</u>	<u>74,801</u>

6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022 £	2021 £
Trade Creditors	19,667	42,688
Social security and other taxes	17,882	14,166
Bank Loan	64,631	64,631
Other Creditors	(703)	832
Accrued Expenses and deferred income	104,587	87,467
	<u>206,064</u>	<u>209,784</u>

7. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	2022 £	2021 £
Bank Loan	69,179	129,070
Loan	43,618	48,302
	<u>112,797</u>	<u>177,372</u>

East Belfast Enterprise Ltd

**Notes to the Financial Statements
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8. INCOME	Programmes Restricted	Programmes Unrestricted	Property Unrestricted	City East Restricted	City East Unrestricted	2022 Total	2021 Total
	£	£	£	£	£	£	£
Income and Endowments from:							
Charitable Activities							
Co Innovate	1,626	-	-	-	-	1,626	1,743
NIBSUP	26,089	-	-	-	-	26,089	30,840
Urban Villages	7,600	-	-	-	-	7,600	24,400
Foundry Income	-	-	-	-	68,042	68,042	58,321
Erasmus Data Set	306	-	-	-	-	306	-
Feel good with food	15,642	-	-	-	-	15,642	15,449
Kickstart	41,191	-	-	-	-	41,191	21,872
Eminent	-	-	-	-	-	-	12,387
Street Culture for Regions	21,853	-	-	-	-	21,853	24,612
Pathway	3,239	-	-	-	-	3,239	6,520
Mural Project	3,614	-	-	-	-	3,614	-
Renewal	18,400	-	-	-	-	18,400	-
	139,560	-	-	-	68,042	207,602	196,144
Other Trading Activities							
Advertising Hoardings	-	-	4,500	-	-	4,500	4,500
Car Park Spaces	-	-	-	-	25,320	25,320	25,433
	-	-	4,500	-	25,320	29,820	29,933
Investment Income							
Rents Received	-	-	195,974	-	145,219	341,193	319,314
Tenants Services	-	-	-	-	90,517	90,517	83,300
Contribution to electricity	-	-	-	-	12,378	12,378	9,897
Tenant Phone calls City East	-	-	-	-	3,709	3,709	4,167
	-	-	195,974	-	251,823	447,797	416,678
Other Income							
Other Income	-	3,149	-	-	16,026	19,175	14,218
Insurance Repayment	-	-	-	-	-	-	38,148
	-	3,149	-	-	16,026	19,175	52,366
Total Incoming resources	139,560	3,149	200,474	-	361,211	704,394	695,121

The 2021 balance of £695,121 was split between restricted funds of £137,823 and unrestricted funds of £557,298.

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9. COST OF RAISING FUNDS

	Unrestricted £	Restricted £	2022 Total £	2021 Total £
Staff costs	4,296	2,114	6,410	6,410
Investment Management: Repairs and Renewals	80,085	-	80,085	50,001
	<u>84,381</u>	<u>2,114</u>	<u>86,495</u>	<u>56,411</u>

The 2021 balance of £56,411 was split between restricted funds of £2,114 and unrestricted funds of £54,297.

10. COST OF CHARITABLE ACTIVITIES BY FUND TYPE

	Unrestricted £	Restricted £	2022 Total £	2021 Total £
Programmes Restricted	-	128,738	128,738	132,846
Programmes Unrestricted	4,259	-	4,259	3,657
East Belfast Enterprise Park Albertbridge Road	15,406	-	15,406	13,539
City East	153,055	-	153,055	136,733
City East - Capital	-	-	-	-
Support Costs	278,126	-	278,126	259,545
Governance Costs	22,208	1,057	23,265	30,555
	<u>473,054</u>	<u>129,795</u>	<u>602,849</u>	<u>576,875</u>

The 2021 balance of £576,875 was split between restricted funds of £133,903 and unrestricted funds of £442,972.

11. COST OF CHARITABLE ACTIVITIES BY ACTIVITY TYPE

	Activities Undertaken Directly £	Support Costs £	Governance Costs £	2022 Total £	2021 Total £
Programmes Restricted	128,738	-	1,057	129,795	133,903
Programmes Unrestricted	4,259	181	-	4,440	3,792
East Belfast Enterprise Park	15,406	52,017	-	67,423	58,289
City East	153,055	225,928	22,208	401,191	380,891
City East - Capital	-	-	-	-	-
	<u>301,458</u>	<u>278,126</u>	<u>23,265</u>	<u>602,849</u>	<u>576,875</u>

12 FUNDS

	Restricted Programmes £	Unrestricted Programmes £	Unrestricted Property £	Restricted City East £	Unrestricted City East £	Total £
At 1 January 2022	11,639	(27,580)	2,824,395	750,109	195,978	3,754,541
Surplus / (Deficit) in the Year	7,651	(1,291)	117,964	-	(109,274)	15,050
Transfers Between Funds	-	-	-	-	-	-
At 31 December 2022	<u>19,290</u>	<u>(28,871)</u>	<u>2,942,359</u>	<u>750,109</u>	<u>86,704</u>	<u>3,769,591</u>

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Restricted Programme Funds:

	Balance at 1/1/22 £	Incoming Resources £	Resources Expended £	Transfers £	Balance at 31/12/22 £
Urban Villages	-	7,600	(7,600)	-	-
Co Innovate	-	1,626	(1,626)	-	-
NIBSUP	-	26,089	(26,089)	-	-
Erasmus Data Set	-	306	(306)	-	-
Feel good with food	-	15,642	(15,642)	-	-
Kickstart	-	41,191	(41,191)	-	-
Pathway	-	3,239	(3,239)	-	-
Street Culture for Regions	1,806	21,853	(23,159)	-	500
Mural Project	-	3,614	(3,614)	-	-
Renewal	-	18,400	(9,443)	-	8,957
Enterprise Projects	9,833	-	-	-	9,833
	<u>11,639</u>	<u>139,560</u>	<u>(131,909)</u>	<u>-</u>	<u>19,290</u>

13. RELATED PARTIES

East Belfast Enterprise currently purchases a payroll service from Johnston Kennedy DFK. This service is provided on a commercial basis by the payroll division of Johnston Kennedy DFK. Mr Duncan Graham is a Trustee and Director of East Belfast Enterprise Ltd and also a partner of Johnston Kennedy DFK. The total transactions in the year, and the amount due to Johnston Kennedy DFK at the year end was £1,090.24 net.

The CEO of East Belfast Enterprise, Jonathan McAlpin, was also the Chair of Enterprise Northern Ireland, a role approved by the Board of Trustees at their meeting in January 2021. East Belfast Enterprise is a member of Enterprise Northern Ireland, paying an annual membership and subscription for Research data (Cobweb) of £4,745.66. Jonathan received remuneration for his role with ENI and East Belfast Enterprise delivered contracts on behalf of Enterprise Northern Ireland during 2022, Go For It Programme, Co-Innovate, Kick Start and Pathways to Enterprise. Allocations of contracts by ENI is decided based on market need and previous delivery performance by the agency.

Another related party of East Belfast Enterprise Ltd is the company Creating Retail Magic, which provides services for East Belfast Enterprise as part of the consultancy and advisory associate pool used by the charity. During 2022 gross services and costs of £1,428.60 were agreed with Creating Retail Magic, with no balance outstanding to Creating Retail Magic at the year end.

14. CHARGES

Danske Bank hold a floating charge over the property at 68-72 Newtownards Road.

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15. Reconciliation of net income/(expenditure) to net cash flow from operating activities

	2022	2021
	£	£
Net income/(expenditure) for the reporting period (as per the statement of financial activities)	15,050	361,835
Adjustments for:		
Depreciation charges	16,884	20,660
Revaluation Gain	-	(300,000)
(Increase)/decrease in debtors	8,129	(16,049)
Increase/(decrease) in creditors	(3,716)	(12,602)
Net cash provided by (used in) operating activities	36,347	53,844

16. Analysis of cash and cash equivalents

	2022	2021
	£	£
Cash in hand	301,332	334,598
Bank Loan	(177,421)	(242,000)
Total Cash and cash equivalents	123,911	92,598

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Social Good

- Re-engage in charitable activity and encourage tenant engagement through events.
- Continue to engage local suppliers in facilities maintenance.
- Deliver the Eastside Awards to promote local endeavour in East Belfast.
- RE-engage with schools and colleges as part of the stakeholder engagement to be carried out during the strategic planning process.

As well as achieving the delivery objectives, the plan for 2022 also included development of the strategy for 2023 – 2025, which involved a survey of all tenants and programme service users, consultations with key stakeholders including the Board and Staff and a number of Board and staff workshops.

By the end of 2022 all key objectives had been realised with occupancy levels at City East starting the year at c91% and finishing the year at c91%, with small fluctuations during the year where occupancy hit a peak of just over 92% and reduced during the summer months to c88%. The Albertbridge Road site started the year at c94% and increased to 100% by April, where it remained at 100% to the end of the year.

A new programme named Renewal was secured and delivered during the year, which assisted those in the criminal justice system to explore self-employment as an opportunity to re-engage in economic activity. This project was delivered in partnership with NIACRO and contributed to the successful financial programme performance, exceeding the budget that had been set at the start of the year.

Work continued during the year with Enterprise Northern Ireland to deliver services to clients through the Go For It, Kickstart and Pathways to Enterprise programmes and development work continued with Enterprise Northern Ireland to develop plans post Brexit. The final European Erasmus+ project completed this year with all targets met. March 2023 will see the end of most of the European funding as a result of the UK exit from the EU and hence there will be no further opportunity to secure Erasmus+ contracts in forthcoming years.

A process of stakeholder consultation was completed during the year as part of the development of the new strategy for 2023 – 2025. This next period will be extremely challenging as the economy faces the challenges of the cost of living and cost of doing business crises, the continued political vacuum with no functioning Executive in Northern Ireland, the loss of funding as a result of Brexit, the ongoing economic and political difficulties associated with implementation of the Windsor Framework and the ongoing war in Ukraine. All of this will bring more pressure on household incomes. This, in turn, could increase the demand for those seeking help to investigate self-employment as a way in which to bring in revenue to meet these increasing household costs.

The loss of EU funding and risks to tenancy (particularly those charitable organisations which are tenants at City East and rely on EU funding) is likely to bring downward pressure on revenue for EBE, but at a time that demand for support services from the market that EBE is set up to serve is increasing.

Loss in revenue for EBE may necessitate cost reductions, which could result in a reduction in the staff team. However, this would result in a loss of expertise and capacity to deliver services, which are likely to be in increased demand.

The loss of EU funding brings about an opportunity to look at new ways of delivering services, such as developing services that could attract partners willing to support through sponsorship and for clients willing to pay for services, if value can be demonstrated.

EBE has a strong network and experience in partnership working. It has developed some sponsorship relationships with private sector partners, but has never really pro-actively sought these sort of commercial partnerships. The organisation has expertise in the start-up market, but has been unable to deliver client centred services, due to the restrictive nature of the "programme

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delivery”, where the programme criteria are designed by the funding body.

The property asset is the engine that drives unrestricted revenue for the organisation. This has subsidised much of the programme activity in recent years. Further expansion of the property asset would enable the organisation to achieve a greater level of freedom to design and deliver client centred business advisory services. To do this will require capital funding and suitable property development opportunities with property development expertise that is not a strength of the current staff team and has not been a priority for the Board. There is an opportunity to address this through strategic partnerships and by bringing new members with this specific expertise into the Board.

Membership of ENI is a strength, but there is a threat to ENI from the future loss of EU funded programmes. New opportunities may develop with new funding streams and it would seem sensible for EBE to remain involved in the ENI led development work to secure new programme activity.

In addition, or in parallel to the work led by ENI, there is an opportunity for EBE to commit some resource to investigate the market for a market led business services offering, through a business club initiative.

During 2022 and in response to this analysis a three-year strategy has been agreed for 2023 - 2025 with the following guiding statements:

Our Vision:

“To establish East Belfast as a vibrant social and economic hub.”

Our Purpose:

“To inspire and support entrepreneurs to establish and grow businesses in East Belfast and to have a positive social impact in the local community.”

Our Mission:

“To provide entrepreneurs with facilities and valued services, to meet their changing economic and social needs.”

To advance the strategy, focus will be on three strategic aims:

- To be recognised as a centre for business start-up support
- To ensure organisational sustainability and to become financially independent from Government
- To enhance Corporate Governance

Key projects to be advanced during the strategy have been agreed and are set out as follows:

Aim 1: To Be Recognised as a Centre for Business Start-up Support

a. Projects: Business Club

b. SMART Objectives for 2023:

I. to complete costed feasibility study/appraisal by end of 2023; to launch Business Club in 2024

Aim 2: To ensure organisational sustainability and become financially independent from Government funding

a. Projects: Business Club, Property Development, Net Zero, PR & Marketing

b. SMART Objectives for 2023:

I. by end of 2023 to identify services that can be sold to the market, through a fully researched feasibility study into the business club concept

II. By end of 2023 to have identified a short list of property development sites and funding options

III. By end of 2023 to complete pricing and benchmarking of property sites and develop sales and marketing plan

IV. Install PV panels across all property sites by end of 2023

Aim 3: To Enhance Corporate Governance

a. Projects: Board Membership and Roles, Board Committees, Documentation (Articles, Director Handbook, Policies)

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b. SMART Objectives for 2023:

- I. to restructure, renew and refresh the Board and sub-committees by end of 2023;
- II. Update relevant documentation, policies, procedures by end of 2023

There were some changes in staff during 2022. a new business advisor was recruited to deliver the Renewal project and the receptionist at City East left to take on a new role and was replaced by a new full-time receptionist. The advisor recruited for the Renewal programme left the organisation once this project completed.

Overall, the charity has performed well throughout 2022 and I must give credit to the staff team for their diligent work and creativity shown in delivering valued services for the community of East Belfast in very challenging circumstances. The financial performance was strong, providing a solid platform to commence delivery of the new strategy in 2023 and face the challenges as the economy deals with the consequences of the UK exit from the EU.

I would like to conclude my report by acknowledging the support that I have received as Chair from my colleagues on the Board, all of whom are volunteers and bring considerable expertise and experience to their governance of the charity. I was saddened to accept the resignation of Graham Thompson and Joanne Jennings from the Board this year. Graham and Joanne have been a great support while serving on the Board, but, due to other work commitments, they no longer felt able to commit the time required to continue as members of the Board. On behalf of the Board I would like to record my thanks to Graham and Joanne and wish them every success in their future careers. On a happier note, I was delighted to welcome Jason Hempton to the Board this year. Jason comes with a great deal of experience and expertise and I have no doubt will prove to be a great addition to the Board.

As we look forward to 2023, we face a very uncertain time, with many economic, political and social challenges to face, most significant of which will be that resulting from the loss of European funding as a result of the UK exit from the EU. However, in the face of these challenges I remain optimistic that we have got a strategy and a team, incorporating both the Board and Staff, that will guide us through these turbulent times and ensure we continue to be a positive economic force in East Belfast.

Duncan Graham
Chair

Our Purposes and Activities

The Charity's objects ("Objects") are specifically restricted to the following:

The promotion for the public benefit of urban regeneration within East Belfast and its environs (the 'area of benefit') being an area of social and economic deprivation, by all or any of the following means:

- (a) the relief of poverty in such ways as may be thought fit;
- (b) the relief of unemployment in such ways as may be thought fit, including assistance to find employment;
- (c) the advancement of education, training or retraining, particularly among unemployed people, and providing unemployed people with work experience;
- (d) the provision of financial assistance, technical assistance or business advice or consultancy in order to provide training and employment opportunities for unemployed people in cases of financial or other charitable need through help: (i) in setting up their own business, or (ii) to existing businesses;
- (e) the creation of training and employment opportunities by the provision of workspace, buildings, and/or land for use on favourable terms.

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Public Benefit

The public benefits that flow from the advancement of community development and the promotion of urban and rural development are:

(i) the creation of employment, training and work experience opportunities for residents living in economically and socially deprived areas and consequently a reduction in poverty, unemployment and hardship, leading to a better quality of life for the beneficiaries and consequent improvements in health and well-being;

(ii) enhanced knowledge about setting up and running small businesses and social enterprises resulting in increased levels of self-employment and better prospects of sustainable development;

(iii) increased levels of knowledge and transferable vocational skills among employees / work experience trainees, assisting in the creation of a more educated, skilled and qualified community;

(iv) a greater sense among the beneficiaries of more fulfilled and purposeful lives, resulting in a safer, more stable and cohesive community.

These benefits can be evidenced in records kept by various agencies of the number of jobs and work experience opportunities created and the numbers of those who have successfully completed training courses. Evidence can also be found in independent evaluations of the activities of enterprise agencies carried out by funding bodies and in community surveys of living standards and attitudes.

Some private benefit is obtained by the owners of small businesses who rent units on favourable terms, but this is ancillary to the main purpose and is greatly outweighed by the gains in public benefit.

No harm arises from any of these purposes.

Activities

East Belfast Enterprise offers on favourable terms a variety of workshop units at our site on Albertbridge Road and office accommodation at the City East Business Centre.

A variety of meeting facilities, training rooms and a co-working space are available for hire to both businesses and community and voluntary organisations.

A café, Urban Skullery, continues to operate on site, providing an important catering facility on-site for tenants and visitors attending City East and has also provided training to those keen to learn culinary skills and take the first steps into the employment opportunities offered by the catering and hospitality sector.

Following the COVID pandemic, as the charity returning to more normal operations, the business support programmes re-focused on pre-start and start-up interventions and less on business survival, which had been an important element of operations during COVID.

During 2022 there were a number of programmes which completed:

- Street Culture for Regions - This EU Erasmus+ funded programme got underway in January 2021 and completed in December 2022. This was the last Erasmus+ funded programme that East Belfast Enterprise will work on as this funding source is no longer available due to the UK exit from the EU. The programme created resources to support those involved in "street culture", including mural artists, performers, street vendors, musicians and other artisan activities to explore opportunities for self-employment and involved a transnational partnership, led by EBE,

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with partners from Denmark, Portugal, France, Poland, Greece and the Republic of Ireland.

- **Renewal** – This programme was funded by the UK Community Renewal Fund, a fund which was established and funded by the UK Exchequer as a pre-cursor to the UK Shared Prosperity Fund, which is the UK response to the European Social Fund, which will be lost once the UK exits the EU. This project was developed in partnership with NIACRO, a voluntary organisation that works with those at risk of offending and those in the criminal justice system. This project was developed to provide training and guidance to participants interested in exploring self-employment as a option to re-engage in economic activity. The project was a 6 month project, which started and finished during 2022.
- **East Belfast A/R Story / Urban Villages** – Funding for this project concluded in March 2022 and an agreement was reached with EastSide Partnership through their subsidiary EastSide Tourism, to take ownership of the project to make use of its assets, videos and platform moving forward. This ensures the work completed on the project will benefit and promote tourism within East Belfast for many years to come.

The only new programme that was added during 2022 was the Renewal programme, which started and completed during 2022. Funding cuts and, in particular the end of EU funding, which will complete in March 2023, has resulted in a very difficult funding environment and this is expected to continue into 2023.

As well as those programmes that completed and others that started during the year, a number of programmes continued during 2022, which were carried on from 2021. These were:

- **Go for It Programme / LCCC (Council)** – a programme that provides assistance to entrepreneurs with assistance to develop a business plan for their enterprise.
- **Kick Start Programme / Invest NI & Belfast City Council** – A programme supported by Belfast City Council as the 'follow-on' to Go For It for businesses anticipating to recruit and employ within the next 18 months. Each business approved onto the programme is allocated a bank of mentoring hours in specific subjects, bespoke to their business, on topics such as marketing, finance, legal, business development, IP and a bursary of up to £1,500 for the business.
- **Pathway to Enterprise Programme (PEP)** – Belfast City Council - Participants on this programme are supported with access to business training, mentoring and a start-up grant with the target demographic being those currently unemployed.
- **Feel Good With Food / Urban Villages** – This programme supports local residents in the area to attend taster sessions on how to improve their diet to enhance nutrition, combat ailments and on an affordable budget.

Achievements in 2022

At the start of the year it was recognised that 2022 and for the immediate years following will be very challenging due to the outworking of the pandemic, global economic pressures and the loss of EU funding. This focused attention on the importance of the property asset and to maintain occupancy levels. This was successfully achieved throughout 2022 with occupancy targets achieved at City East and exceeded at the Albertbridge Road site. Greater attention to promotion of facilities through the Foundry co-working space also resulted in an increase in revenue from hot-desking and the sale of PO boxes and virtual office products.

Programmes are under severe funding pressure, but a notable success was securing funding from the UK Community Renewal Fund to deliver the Renewal programme. This programme helped clients who have been involved with the criminal justice system and who are one of the most disadvantaged groups when trying to re-enter the labour market. The project provided training and guidance to explore the option of self-employment as an opportunity to re-engage in the

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economy. The success of this project and achievement of delivery targets across the other programmes has resulted in a strong financial performance again in 2022, exceeding budget targets for the year.

The delivery of these programmes has enabled the charity to continue to assist individuals to explore enterprise and entrepreneurship, with the aim of entering self-employment, thereby reducing dependency on state benefits and consequently addressing financial hardship and the relief of poverty and unemployment. This year has been another busy year, but one in which funding for new programmes has been increasingly difficult. Plans for 2023 recognise that this will continue to be the case, but the demand for the services of those seeking assistance to look at self-employment as an option to re-engage in economic activity remains strong.

A summary of some of the programme activity that was delivered under contracts with a range of public funders including Belfast City Council, UK Community Renewal Fund, EU Erasmus+, The Executive Office and Urban Villages is as follows:

- **Go For It:** 112 business plans produced during 2022
- **AR Story:** This project completed in the first quarter of 2022, after which the intellectual property developed was passed to Eastside Tourism, a social enterprise which operates as part of the Eastside Partnership, to develop the tourism product for East Belfast. Work on the project is now displayed on a dedicated website at <http://arbelfaststory.com>
- **Kick Start:** 35 Clients received support during 2022, with 817 hours of mentoring provided, 4 financial incentives paid to clients and 4 jobs created.
- **Pathways to Enterprise Programme:** 3 Clients received support during 2022, with 100 hours of mentoring provided.
- **Street Culture for Regions:** This project was a pan-European partnership, led by East Belfast Enterprise, with partners in Greece, Poland, Portugal, France, Denmark and the Republic of Ireland. The project completed in December 2022 and created resources to assist those involved in street culture to investigate entrepreneurship/self-employment as a viable economic opportunity.
- **Feel Good with Food:** The programme supported by The Executive Office through the Urban Village Initiative continued throughout 2022, providing on-line training and advice about how to improve health through nutrition to people from inner East Belfast. During the year the project worked with 4 local community organisations, Orchardville, East Belfast Mission, Sure Start and Flourish NI to make the sessions available to their clients, with an "in person" event held in East Belfast Mission at the end of the year.
- **Renewal:** Three clients completed the programme, having received 70 hours of mentoring.

The ongoing challenges with operating during the pandemic delayed work with the Board to progress the review of Board and Committee structure, membership and terms of reference, but this has now been prioritised in the new strategy, which will commence in January 2023.

Work on the development of a third site has continued with exploratory discussions with the Board of Inspire Business Centre, to investigate options for a joint approach to property development. This work will continue as a core part of the strategy in 2023. Plans were also completed during 2022 to set out a programme of refurbishment and improvement works at the Albertbridge Road and City East sites, to be progressed during the 2023 to 2025 strategy.

In relation to programme activity, work has been ongoing with ENI, led by the CEO of East Belfast Enterprise in his role as Chair of Enterprise Northern Ireland. This work is seeking options to replace the Go For It, Kickstart and PEP programmes, once European funding finishes in March 2023. It is expected that work will be ongoing during 2023 to find replacement funding for these programmes and hence the charity has put in place additional research plans to investigate opportunities to develop a business club and other potentially stand alone programmes.

Foundry Events

As COVID restrictions eased, there was a gradual return during 2022 to "in person" events. An important part of the charity's strategy is to increase opportunities for tenant engagement and

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networking and so a number of events were hosted in the autumn of 2022. The events included a networking breakfast, attended by 29 tenants in September, a social event based around the World Cup attended by 16 tenants in December and a tenant Christmas event attended by 41 tenants. It is planned to increase the number of networking events during 2023.

Community Partnerships and Community Engagement

EBE continued to engage with local community organisations during its training delivery including the Orchardville Society, East Belfast Mission, Sure Start and Flourish NI. The CEO also continued to act as a Director on the Eastside Partnership and Landmark East companies, which are involved in community led regeneration in East Belfast. These Board roles are important strategic positions to ensure EBE remains connected to and informed about local community plans and activities in East Belfast.

The charity is also a member of the Northern Ireland Council for Voluntary Action, Social Enterprise NI, CO3 and Enterprise Northern Ireland, which enables strategic links to be made to other similar organisations operating across Northern Ireland. In 2021, the CEO took on the role of Chair with Enterprise Northern Ireland and will remain in this position for three years, until February 2024. The CEO served on the Board CO3 during the year, giving further prominence to EBE's role within the broader third sector.

EBE continues to take the lead in organising the Eastside Awards to recognise endeavour from all walks of life across East Belfast. With the easing of COVID restrictions, it was possible to return to the pre-COVID format with a gala black-tie event held in April 2022 at the Hastings Stormont hotel. It was encouraging to again see a sell out event at the hotel, with over 300 in attendance, celebrating all that is good about East Belfast and shining a spotlight in particular on those that work tirelessly and without recognition for the community of East Belfast.

A new project commenced in 2022 to engage with multiple community organisations, schools, sports clubs and businesses to work on a community art project. The project will result in the installation of two large mural artworks on the walls of the City East building and will actively involve those from across the community, living in close proximity to City East. This project will bring prominence to the work of the charity and will further embed the charity within the community fabric of East Belfast. Completion of this project is expected in the autumn of 2023.

Financial Review

In accordance with required accounting policy, grants are recognised in the statement of financial activities when approved by the Trustees and communicated to the recipients, irrespective of the future period over which payments are to be made, and the obligations outstanding at the year end are recognised as creditors.

In the year ended 2022 the Trustees are happy to report that the company exceeded its budgeted plans and returned a surplus after depreciation for the year, despite budgeting for an anticipated loss, which had been forecast due to expected negative pressures on rental revenue as a result of anticipated reduced occupancy following the COVID pandemic. This surplus has built on the surpluses generated in 2018, 2019, 2020 and 2021. This is in line with the plans that were set at the outset in the current strategy and establishes a solid platform for the charity to face another challenging period, having set out its new strategy for 2023 – 2025 to navigate the turbulence expected as the UK economy navigates its exit from the EU.

At the end of 2022 the occupancy levels were retained at both sites at pre-pandemic levels, with the Albertbridge Road site reaching 100% occupancy. In the new strategy for 2023 – 2025 retaining occupancy at these levels will be essential to ensure the charity is sustainable and able to take the opportunities that will present in the next period.

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for the year ended 31 December 2022

Reserves Policy and Going Concern

A standing item on the Agenda for each Finance Committee meeting ensures that there is a review of the cash position each month and that the Reserves policy is applied. This has continued throughout 2022 and there has been no concern raised by the committee. Cash reserves remain at a level that the Board is comfortable with in relation to the ongoing needs of the charity. The Board of Trustees has approved a budget for 2023 and is of the view that the charity has no concerns regarding its continued status as a going concern.

Plans for Future Periods

The Trustees will continue to aim to preserve as far as possible the capital base of their investments and to increase annual income levels. Work will commence on the new strategy which will focus on three key strategic aims:

1. To Be Recognised as a Centre for Business Start-up Support
2. To ensure organisational sustainability and to Become Financially Independent from Government Funding
3. To Enhance Corporate Governance

Underpinning this strategy will be the need to maximise revenue from the Charity's asset base and hence there are plans in the first year of the strategy to fund capital projects to renew and revitalise the property assets and invest in new branding and promotional activity. The strategy also pays attention to the charity's environmental responsibilities and plans are in place to reduce the carbon emissions associated with the charity's activities, with a plan to move towards a carbon net zero position.

Plans in the year ahead will also see further work on Board Governance to clarify Board committee structures and membership, as well as ensuring the skills and expertise across the Board team are matched to the needs of the strategy.

Reference and Administrative Details

Charity Number: NIC103061

Company Number: NI023055

Registered Office: City East, 68 – 72 Newtownards Road, Belfast, BT4 1GW

Our Advisors:

Auditors: FPM Accountants Limited (Re-appointed following a tendering process in 2018 for a 3 year period with an option for a further 2 years)

Solicitors: McCartan Turkington Breen

Bank: Danske Bank

Directors and Trustees

The Directors of the Charitable Company (the Charity) are its Trustees for the purpose of Charity Law. The Trustees and officers serving during the year and since the year end were as follows:

Key Management Personnel East Belfast Enterprise: Trustees and Directors

Duncan Graham (Chair)

William Miskimmin (Co. Secretary)

Mervyn Hempton

Joanne Jennings (resigned 12 April 2023)

Nicola Bothwell

Gerry Gilpin

Jacqueline Locke

Graham Thompson (resigned 21 January 2022)

Jason Hempton (appointed 12 April 2023)

East Belfast Enterprise Ltd
Trustees' report (continued)
for the year ended 31 December 2022

Key Management Personnel East Belfast Enterprise: Chief Executive
Jonathan McAlpin

Structure, Governance and Management

Governing Document

East Belfast Enterprise is a Company Limited by Guarantee, governed by a voluntary Board of Directors.

The company is also a registered Charity with the Charities Commission for Northern Ireland and submitted its first return to the Charities Commission NI during 2017.

Appointment of Trustees

As set out in the Articles, Directors of the Company (who serve as Trustees of the Charity for the purposes of Charity Law) are elected by the members of the company, or can be co-opted by the Directors. The maximum number of Directors will be 12, with a minimum of 3.

Trustee Induction and Training

Incoming Members of the Board of Directors are aware of the aims and objectives of the Charity and the manner in which the Trustees carry out their responsibilities. The Chair, supported by the Chief Executive, oversees an induction process for new Directors, who are provided with key documents, including the Strategic Plan and Articles of Association of the company. An overview of the operations of the company is provided by the Chief Executive and new Directors are afforded the opportunity to meet with key staff and view the key elements of the company's operations.

Organisation

The Board of Trustees, which can have up to 12 members, administers the Charity. The Board meets a minimum of 5 times per annum on a bi-monthly schedule. Standing sub-committees of the Board include a Finance committee, which oversees the organisations finance, reviewing management accounts and overseeing the company's risk policy; a Property sub-committee, which meets as required to oversee capital projects and an HR Sub-committee, which meets a minimum of once annually and as required to set remuneration and to review HR matters.

The operations of the charity are managed on a day-to-day basis by a Chief Executive, appointed by the Board of Trustees. The Chief Executive has delegated authority, within the terms of delegation approved by the Trustees, for operational matters including, finance, employment and HR. A management team has been appointed by the CEO to provide management oversight for key company functions including Programmes, Property & Tenancy and Finance & Administration. These management posts report directly to the CEO.

Related Parties and Co-operation with Other Organisations

During 2022, the Chief Executive continued in his paid role with Enterprise Northern Ireland as the Chair of the Board of Directors of Enterprise Northern Ireland. This appointment was approved at a Board meeting of the Trustees of East Belfast Enterprise in January 2021 and the appointment will be for a period of three years.

All of the Trustees serve in a voluntary capacity and do not receive any remuneration for their role as a Director (or Trustee). Any related interests are declared at meetings where the interest may arise and if any Trustee may benefit personally or in their business interests from a decision to be taken by the Board, the Trustee in question will be absent from the discussion and subsequent decision making process.

East Belfast Enterprise Ltd
Trustees' report (continued)
for the year ended 31 December 2022

The Company is a member of Enterprise Northern Ireland, which is now under the Chairmanship of the CEO of East Belfast Enterprise and benefits from this membership by accessing contracts as a sub-contracted partner. Other memberships held by the Charity are for the purposes of seeking advice, information or knowledge of the Community and Voluntary sector and potential funders for the work of the charity. These memberships include membership of the Northern Ireland Council for Voluntary Action, CO3 and Social Enterprise Northern Ireland. The Chief Executive also serves on the Board of Directors of CO3 in a voluntary capacity, but there are no contractual relationships between East Belfast Enterprise and CO3.

Pay Policy for Senior Staff

The remuneration of the Chief Executive and other members of senior staff is decided by the HR sub-committee, under delegated authority of the Board of Directors.

Risk Management

The Trustees have a risk management strategy, which is overseen on behalf of the Board by the Finance Sub-committee, under the delegated authority of the Board. A risk register is in place and this is reviewed every month by the Finance Sub-committee. Any risks that are identified as Current risks identified have categorised risks under those relating to Finance, Property, Staff, Equipment and Data, Public liability and Professional liability, Political and those risks relating to the COVID 19 pandemic. The register records procedures to mitigate against these risks both presently and in the future.

As society finally moves on from the COVID pandemic, the charity now turns to face the risks presenting as a result of global economic shocks and the loss of EU Funding as a consequence of the UK exit from the EU. A new strategy has been agreed to guide the organisation through this next period, which is expected to be a financially difficult period and one which will require extra vigilance from Trustees.

Trustee's Responsibilities in relation to the Financial Statements

Charity law requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the charity's incoming resources and application of resources during the year and of its state of affairs at the end of the year. In preparing those financial statements the Trustees are required to:

- Select suitable accounting policies and then apply them consistently;
- Make judgements and estimates that are reasonable and prudent;
- State whether applicable accounting standards and statements of recommended practice 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 charity will continue in operation.

The Trustees are responsible for ensuring the keeping of proper records which disclose with reasonable accuracy the financial position of the charity and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the charity's assets and hence taking reasonable steps for the prevention and detection of fraud and breaches of law and regulations.

East Belfast Enterprise Ltd
Trustees' report (continued)
for the year ended 31 December 2022

Statement of Disclosure to our Auditors

So far as each of the Directors in office at the date of approval of these financial statements are aware:

- There is no relevant audit information of which the auditor's are unaware
- They have taken all the steps they ought to have taken as Directors in order to make themselves aware of any relevant audit information and to establish that the auditors are aware of that information.

The trustees have overall responsibility for ensuring that the charity has an appropriate system of internal controls, financial and otherwise. They are also responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and to enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Signed on behalf of the trustees



Mr D Graham (Chair)

30th June 2023

Date

East Belfast Enterprise Ltd

Northern Ireland - Charity number 103061

Annual return

Report of the Independent Auditors
to the members of East Belfast Enterprise Ltd
(a company limited by guarantee)

Opinion

We have audited the financial statements of East Belfast Enterprise Ltd for the year ended 31 December 2022 which comprises the Statement of Financial Activities, the Balance Sheet, the cash flow statement and the notes to the accounts, 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 accounts:

- give a true and fair view of the state of the charitable company's affairs as at year ended 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 Companies Act 2006.

Basis for opinion

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

Conclusions relating to going concern

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

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

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

Other information

The other information comprises the information included in the annual report, other than the accounts and our auditor's report thereon. The Trustees are responsible for the other information. Our opinion on the accounts 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.

Report of the Independent Auditors
to the members of East Belfast Enterprise Ltd
(a company limited by guarantee)

In connection with our audit of the accounts, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the accounts or our knowledge obtained in 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 there is a material misstatement in the accounts or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

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

- the information given in the Trustees Report for the financial year for which the accounts are prepared is consistent with the accounts; and
- the Trustees Report has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the Trustees and its environment obtained in the course of the audit, we have not identified material misstatements in the Trustees Report.

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

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the accounts are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of Trustees

As explained more fully in the Statement of Trustees Responsibilities, the Trustees are responsible for the preparation of the accounts and for being satisfied that they give a true and fair view, and for such internal control as the directors determine is necessary to enable the preparation of accounts that are free from material misstatement, whether due to fraud or error.

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

Auditor's responsibilities for the audit of the financial statements

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

Report of the Independent Auditors (continued)

to the members of East Belfast Enterprise Ltd
(a company limited by guarantee)

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 obtained an understanding of the legal and regulatory framework applicable to the company through enquiry of management, industry research and the application of cumulative audit knowledge. We identified the following principal laws and regulations relevant to the company – Companies Act 2006 and the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

We developed an understanding of the key fraud risks to the entity (including how fraud might occur), the controls in place to help mitigate those risks, and the accounts, balances and disclosures within the financial statements which may be susceptible to management bias. Our understanding was obtained through review of the financial statements for significant accounting estimates, analysis of journal entries, walkthrough of the key controls cycles in place and enquiry of management.

Our procedures to respond to those risks identified included, but were not limited to:

- Enquiry of management, those charged with governance and the entity's solicitors around actual and potential litigation and claims.
- Enquiry of management to identify any instances of non-compliance with laws and regulations.
- Reviewing minutes of meetings of those charged with governance.
- Reviewing financial statement disclosures and testing to supporting documentation to assess compliance with applicable laws and regulations.
- Auditing the risk of management override of controls, including through testing journal entries and other adjustments for appropriateness, and evaluating the business rationale of significant transactions outside the normal course of business.

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

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006 and regulations made under that Act. 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.

JL Grant
JL Grant (Senior Statutory Auditor)
for and on behalf of
FPM ACCOUNTANTS LTD
Chartered Accountants &
Statutory Auditor
Unit 1, Building 10
Central Park
Mallusk
Co Antrim
BT36 4FS

19/7/2023
Date