



ULSTER GARDEN  
VILLAGES LIMITED

REPORT AND  
FINANCIAL STATEMENTS

2022





## **CHAIRMAN'S FOREWORD**

### **YEAR ENDED 31 DECEMBER 2022**

I am pleased to introduce the Annual Report and Accounts for Ulster Garden Villages Limited for the year ended 31 December 2022.

The year under review brought to fruition the major work to restore Merville Garden Village to its former glory. The response from those living in the village has been very positive indeed and similar work is being commenced on our other older properties.

We had the usual busy time reviewing the many proposals brought to us for support and in providing appropriate backing for as many of them as possible. I am extremely grateful to Mrs Valerie Ingram, Executive Director, and to Mrs Ruth Culbert, Administration Officer, for the tremendous contributions they made to deal with this workload in their usual enthusiastic and professional manner. I am also indebted to my fellow volunteer colleagues on the Committee of Management for their support and advice.

Some 20 years ago I was invited to join the Committee of Management of Ulster Garden Villages Limited and a couple of years later I was honoured to be appointed as Chairman. The Chairman is elected each year by the Committee, and I have been honoured and privileged to have had the trust and confidence of my colleagues who have appointed me each year since. I informed them after last year's Annual General Meeting that I would step down from the role at the forthcoming AGM in June.

I have enjoyed this privilege not only for the opportunity to be closely involved in providing help to such a large number of worthwhile charities and projects right across Northern Ireland but also for the friendships I have formed. Over the last two decades Ulster Garden Villages has provided over £25 million to hundreds of projects all of which have made life better for many people. It has been a joy to see what a difference the efforts of volunteers can make with strong financial backing.

We intend to produce an illustrated report later this year which will give further details of the impact our work has helped to generate over the past decades.

Despite donating £25 million over this period, we have ensured that Ulster Garden Villages' financial strength has been preserved and enhanced. I would describe our current financial strength as extremely strong and stable which gives me great confidence that we are well poised to continue to be a major philanthropic contributor into the future. I wish my successor, who will be appointed by the Committee after the AGM, every possible success in the years ahead.

*Tony Hopkins*

Dr AS Hopkins CBE  
Chairman

## CONTENTS

	Page
Reference and Administrative Details of Ulster Garden Villages Limited, its Committee of Management and Advisers	3
Committee of Management Report	4 - 15
Independent auditors' report on the financial statements	16 - 19
Statement of financial activities	20
Balance sheet	21
Statement of cash flows	22
Notes to the financial statements	23 - 36
Income & Expenditure Account Extract	38
Donations - Year to December 2021	39 - 43

## REFERENCE AND ADMINISTRATIVE DETAILS OF ULSTER GARDEN VILLAGES LIMITED, ITS COMMITTEE OF MANAGEMENT AND ADVISERS

FOR THE YEAR ENDED 31 DECEMBER 2022

<b>Committee of Management</b>	Dr A S Hopkins CBE, FCA, Chairman Mr K Baird Mrs M Boyd MBE Mrs S P Crowe BSc, FCA Mr B Garrett LL.B, FCIA, Arb. Mr E Holmes OBE Dame R Johnston Mr W J Webb MBE, JP, Company Secretary Mr C J Walsh MBE
<b>Company Registration Number</b>	IP000083
<b>Charity Registration Number</b>	NIC101248
<b>Registered Office</b>	Forestview Purdys Lane, Newtownbreda Belfast BT8 7AR
<b>Honorary President</b>	Sir Desmond Lorimer FCA
<b>Executive Director</b>	Mrs Valerie Ingram MBA, BA Hons
<b>Independent Auditors</b>	ASM (B) Ltd Chartered Accountants and Statutory Auditor 4th Floor, Glendinning House 6 Murray Street Belfast BT1 6DN
<b>Bankers</b>	Danske Bank P.O. Box 183 Donegall Square West Belfast BT1 6JS
<b>Solicitors</b>	McKees Solicitors 32-38 Linenhall Street Belfast BT2 8BG
<b>Independent Advisor</b>	RBC Brewin Dolphin 11th Floor, East Tower, Lanyon Plaza, 8 Lanyon Place Belfast BT1 3LP
<b>Email</b>	admin@ulstergardenvillages.co.uk
<b>Website</b>	www.ulstergardenvillages.co.uk



## COMMITTEE OF MANAGEMENT REPORT

FOR THE YEAR ENDED 31 DECEMBER 2022

The Committee of Management is pleased to present their report and financial statements for the year ended 31 December 2022.

The Financial Statements have been prepared in accordance with the accounting policies set out in the 'Notes to the Accounts' and comply with the Charity's governing documents i.e. "The Rules of Ulster Garden Villages Limited", The Charities Act (Northern Ireland) 2008 as amended by the Charities Act (Northern Ireland) 2013, the Industrial and Provident Societies (Northern Ireland) 1969 and the Industrial and Provident Societies (Northern Ireland) Order 2006 as amended by the Credit Unions and Co-operative and Community Benefit Societies Act (Northern Ireland) 2016 and Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

### Who are we?

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

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

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

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

### a. Objectives and Activities

The objects of the Charity are:-

- a) To carry on, for the benefit of the community, the business of providing housing and any associated amenities for persons in necessitous circumstances upon terms appropriate to their means;
- b) To provide, for aged persons in need thereof, housing and any associated amenities, specially designed or adapted to meet the disabilities and requirements of such persons;
- c) To carry out such added purposes which are charitable under the law of Northern

## COMMITTEE OF MANAGEMENT REPORT *(continued)*

FOR THE YEAR ENDED 31 DECEMBER 2022

Ireland as the Charity shall from time to time determine and to use any of the Charity's funds including accumulations of past profits not required for the purposes of (a) or (b) for such charitable purposes as the Committee shall from time to time determine.

### Housing and Associated Amenities

The Charity under its charitable objects (a) and (b) provides and manages housing and property stock. Ulster Garden Villages Limited was founded over 75 years ago and by March 1950 had built and founded Merville Garden Village, Northern Ireland's first 'Garden Village' with 450 houses, flats and shops and significantly, with Community Centre, Little Theatre and extensive gardens. The Village created a sense of community togetherness and involvement, rather than simply providing houses for those who needed accommodation.

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

### The Common Fund

In pursuit of Object (c) the Charity primarily allocates funds to, or for, projects within Northern Ireland which will have a positive impact on Northern Ireland. Funds are not given retrospectively and it is not usual to give grants for office expenses, core salaries or administrative staff salaries. In addition to outright grants, assistance may be given by way of loans which may carry certain conditions at the discretion of the Committee. The purpose of any application must be charitable and normally the Committee will only consider requests from registered charities. Applications for grants are made on the Ulster Garden Villages Limited application form and also require applicants to submit their most recent certified accounts. Further information is available in the 'Guidelines for Applicants' section of the Charity's website or from the registered office on request. The Achievements and Performance Section of this Report details specific examples of the Charity acting through its Common Fund of donations to charitable ventures in the wider community for the year ending 31 December 2022.



## COMMITTEE OF MANAGEMENT REPORT *(continued)*

### FOR THE YEAR ENDED 31 DECEMBER 2022

#### Public benefit statement

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

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

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

#### People with Disabilities

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

#### Health

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

#### Community

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

#### Scientific and Medical Research

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

#### Culture and Heritage

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

#### Education and Training Skills

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

#### Priorities

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

## COMMITTEE OF MANAGEMENT REPORT *(continued)*

### FOR THE YEAR ENDED 31 DECEMBER 2022

#### b. Achievements and Performance

During 2022, we awarded £1,018,420 in donations to local charities, whose work we believed would bring positive outcomes to people's lives. This support was given across Northern Ireland, supporting work which tried to alleviate disadvantage and help people in their hour of need. There was a steady stream of applications for support, and we responded to as many of these requests as possible. The donations for which funds were allocated were in line with our stated objectives of assisting people with disabilities, health, community, culture and heritage and education and skills. In considering where we provide support, we continue to favour projects which build collaboration with other funders.

Over the last few years, we have provided support to local charities providing Covid 19 support. This was in response to local needs and met the many emerging challenges. The funding included support for a number of winter appeals such as the Belfast Central Mission, Samaritans, Salvation Army and Homeplus NI, (a local charity which works with vulnerable homeless people including those sleeping rough). The efforts supported include help for migrants, asylum seekers and refugees as well as those from the local community. There is a chronic need to help people break out of the cycle of homelessness and there is increased pressure on the charities working to support the homeless. A donation of £10,000 was given to Street Soccer NI for the Homeless World Cup and weekly activities that use football to bring positive change to people's lives. The charity works with the homeless, refugees, people with addictions and more. Our longer term commitments include funding to provide homeless people with intensive support and offer safe and secure homes to help prepare people for independent living.

The current 'cost of living' crisis has seen costs continue to increase, and people face impossible decisions as they try to live on already stretched household income. Many of those impacted are children and almost 1 in 4 children in Northern Ireland live in a family which struggles to provide for their basic needs.

One of our responses to the current crisis was to provide school meals for local children and young people. Working alongside a lead funder, the Belfast Charitable Society and several other foundations, our donation of £50,000 has to date provided over 20,000 meals for young people.

Our five year partnership with Ulster University continued with a second annual contribution of £150,000. The 40 annual Community Scholarships have been helping to remove the financial barriers that prevent many young people from accessing higher education.

Several of our Committee members had the pleasure of meeting the first cohort of students and were able to hear at first hand how the funding provided had afforded them



## COMMITTEE OF MANAGEMENT REPORT *(continued)*

### FOR THE YEAR ENDED 31 DECEMBER 2022

a life changing opportunity. They were appreciative of the opportunity and determined to succeed and to be a significant force for change in their local communities. We were delighted to see the students representing the University so well and the opportunities of studying at Ulster are playing a key role in making sure that higher education is an option for these young people.

This year we continued to provide support for families in need and a grant of £20,000, (the first tranche of three), was given to the National Autism Society toward their 'Support for Life' range of programmes. The wide range of support provides vital help for people with autism and their families. The overarching objective of the initiative and events is to enable autistic children and adults, helping them gain vital life skills, grow their independence, and thrive and also to provide much needed help to their families. This project is a lifeline for those who are autistic and their families and helps them to cope with all the challenges that they face daily.

L'Arche, Belfast provides a supported living service for adults with a learning disability. They also have a range of outreach projects for people with learning disabilities, autism and acquired brain injury. Funding of £30,000 was given toward the purchase and installation of three new training rooms and a wooden cabin. The new facilities will accommodate 70 participants with learning disabilities and a further 24 without a learning disability providing employability skills, a thriving catering business, allotments and supported living.

Other projects supported included £50,000 for the Corrymeela Community, located in Ballycastle. Corrymeela is Northern Ireland's oldest Peace and Reconciliation community and has been in existence for over 50 years and their dedicated volunteers give over 80,000 hours of their time each year. The grant enabled much needed capital works which included the replacement and upgrade of their wastewater and sewage system at the Corrymeela Village.

We have assisted work to build awareness to those who may be affected by Haemochromatosis with funding of £43,000. Genetic Haemochromatosis (GH) is one of the most common genetic disorders and according to research affects around 1 in 113 people in Northern Ireland. It causes iron levels to build up in the blood over time, which can damage organs and joints if left untreated. The main and conventional treatment for GH involves the removal of excess iron stores through the regular removal of blood through venesection (a procedure to remove red blood cells). Haemochromatosis UK (HUK) is providing free genetic testing and counselling in communities. When HUK ran a pilot programme in Derry, they found that 1 in 10 people were found to be newly diagnosed with Genetic Haemochromatosis, based on actual testing of people's blood samples. It is often misstated that haemochromatosis is rare. The definition of a rare disease by the European Union is 1 in 2000. Genetic Haemochromatosis is not rare just rarely diagnosed.

## COMMITTEE OF MANAGEMENT REPORT *(continued)*

### FOR THE YEAR ENDED 31 DECEMBER 2022

We continued to provide capital grants and some examples of these are those made to Union Theological College, 174 Macrory Centre, Open House Festival's building in Bangor, Tyrone Guthrie Arts Centre, Liberty Consortium, Derry and the Federation of Women's Institutes for their building in Belfast.

A capital grant of £50,000 was given to one of Derry's most famed buildings, the 'A' listed St Columb's Hall located at Newmarket Street, Derry. The funding was toward necessary restoration to make the building safe and accessible and work was completed in 2022.

Other funded projects in the Northwest include the refurbishment of the Foyle Valley Railway Museum Hall, Derry who were awarded £20,000. The Museum and Centre is run by Destined Limited, which aims to empower people with learning disabilities and promotes opportunities for them to reach their full potential. This is achieved by giving people the opportunity to volunteer and act as tour guides at the Museum along with dedicated support for daily life in all its forms.

A grant of £50,000 supported the Voice of Young People in Care's new first of a kind space in Great Patrick Street, Belfast. Along with their partner organisation Include Youth, the new Centre will be the first youth building of its kind, placing 'looked after children and young people' at its heart.

The pandemic showed the adaptability and agility of the arts sector and in the year under review we provided arts and culture charities with support to re-open their theatres, performance venues and assistance to recommence live performances in all its form, right across Northern Ireland.

The digital offerings developed through necessity during the pandemic have brought new ways to reach audiences and some previously funded charities such as Carlisle Memorial are using digital immersion to combine live events in new and exciting ways.

These innovative developments are continuing and in some cases are allowing those who are most at risk and clinically vulnerable to continue to have access and enjoy Arts provision.

Support for the Chandler's House project in Rathfriland of £50,000 (the final tranche of £100,000), ensured that this heritage building was re-opened to the local community and visitors to the village. Chandler's House was originally a pair of mid-19th-century dwellings and now provides a range of community activities, with a focus on music on the ground floor, and affordable housing units above, bringing new life back to the heart of the village.

Greenshoot Productions has received support over three years toward a Community Theatre project in North Belfast. The three year residential will create a sustainable arts project and a wide range of community theatre events in an area which typically is devoid of Arts provision of this type.



## COMMITTEE OF MANAGEMENT REPORT *(continued)*

### FOR THE YEAR ENDED 31 DECEMBER 2022

A donation of £10,000, was made as part of a three year commitment for Keep Northern Ireland Beautiful, an independent charity dedicated to creating a cleaner, greener, and more sustainable Northern Ireland. Keep NI Beautiful achieve this by delivering on improving environmental education in every school in Northern Ireland, increasing public engagement for communities in need and raising environmental standards for the places where people spend time: where they live, work, and relax.

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

A total of 175 meetings were held in 2022 with potential grantees. In the early part of the year and due to Covid 19 these meetings were held by virtual means. As things opened up, we were able to commence more face to face meetings with representatives of local charities who were seeking advice on applying for a grant. The Executive Director attended eight meetings of the Funder's Forum for Northern Ireland and financial support of £1,500 was awarded by Ulster Garden Villages to support the work of this collaborative body.

#### c. Financial Review

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

The Charity continues to enjoy a strong financial position with a surplus for the year of £1.57 million. Charitable donations of just over £1m were paid during the year. On the housing front, net rental income also increased by £248,000. Given the age of our properties, we have continued to invest substantially in refurbishments following vacant possession and are currently in the final stages of major refurbishment works at Merville Garden Village, located in a conservation area in Newtownabbey. Merville has once again won the 'Northern Ireland Amenity Council's Best Kept Large Housing Award' and the judges praised the well maintained open spaces, highlighting the centrally located tree lined walkway where new young trees have recently been planted. The residents were highly praised for their pride in the place they live, as there was an absence of litter and graffiti, and many had shown initiative with attractive planting and floral enhancements at the front of their properties.

There were no properties sold during the year under review. Rents were not increased during the pandemic and were increased by RPI in 2022.

We are pleased to report that our development of apartments at The Banks, Groomsport Road, Bangor is now a flourishing and vibrant community. In December 2022, we held a social gathering for the residents with over 40 people attending. Other meetings were held throughout the year, and these were generally held outdoors. Several new

## COMMITTEE OF MANAGEMENT REPORT *(continued)*

### FOR THE YEAR ENDED 31 DECEMBER 2022

residents moved into The Banks in 2022 and have settled in well and are enjoying their new homes with stunning views by the sea.

The Balance Sheet demonstrates that the financial position of Ulster Garden Villages Limited continues to be robust. The ongoing substantial investment in our properties is reflected in an uplift in their professional market valuation of £3.8 million. In spite of the volatility in the financial markets the year end market value of our quoted investments was £21,084,364 showing an excess over historical costs of £7,956,394. The Association remains well placed to meet our substantial forward commitments to charities and to make a significant contribution to the work of the voluntary sector and the people they serve in Northern Ireland.

#### d. Investments

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

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

#### e. Reserves and Going Concern

At 31 December 2022 free reserves in the form of the General Fund amounted to £35,700,904 (2021: £35,107,978). Other unrestricted reserves, designated by the Committee as the Common Fund and which represents surpluses set aside to provide grants, loans and other public benefit in furtherance of the objectives of the Charity amounted to £18,717,870 (2021: £17,736,290). During the year the Committee of Management transferred £2,000,000 from the General Fund to the Common Fund. The Charity had no restricted reserves at 31 December 2022 except share capital amounting to £2,693 (2021: £2,693).

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

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

#### f. Structure, Governance and Management Committee of Management

The Rules of Ulster Garden Villages Limited lay down the constitutional provisions for the Charity and the Committee of Management (The Trustees, in terms of Charity



## COMMITTEE OF MANAGEMENT REPORT *(continued)*

### FOR THE YEAR ENDED 31 DECEMBER 2022

Law). The membership of the Committee requires nomination from within the membership of the Charity, election by the Members and the retirement of one third of the Committee each year. Such members may offer themselves for re-election at the Annual General Meeting. Dr. A.S. Hopkins, Mr. K. Baird, Mrs. M. Boyd, Dame Rotha Johnston, Mrs. S.P. Crowe, Mr. B. Garrett, Mr. E. Holmes, Mr. C. Walsh, and Mr. W.J. Webb served during the year. As per the Rules of Ulster Garden Villages Limited, Mrs. M Boyd, Mr. E Holmes and Mr. W. J. Webb retire and being eligible, offer themselves for re-election at the Annual General Meeting.

#### Committee Members - Induction and Training

There were no new Committee members appointed during the year. Committee Members understand their roles individually and collectively in relation to their legal duties, the stewardship of assets and the provisions of the governing document. Copies of the 'Running your Charity: support for Trustees on key aspects of running your charity effectively' as advised by the Charity Commission for Northern Ireland have been issued to members.

In addition, all members are aware of their responsibilities under Company Law, as Directors and Charity Law. Those who serve abide by the 'Rules of Ulster Garden Villages Limited' and the Committee Members also receive updates and training through briefing notes and meetings. Annual Returns were made in 2022 to the Charity Commission for Northern Ireland and the Financial Conduct Authority. Conflicts of interest and related party transactions are reported at Committee of Management meetings and reflected in the minutes and annual returns.

During the year under review, five Committee Meetings were held, the majority of which were held in person, with an option to members to attend on a virtual basis and approved previously by Special Resolution. At these meetings, the Committee agreed on a broad strategy and areas of significant activity for the Association. At present the Committee has nine members with significant experience of the public, private and voluntary sectors of Northern Ireland. The Executive Director also attends the meetings but has no voting rights. Additional meetings were held for the purpose of planning, property portfolio matters and audit. Policy and Strategic Planning is determined by the Committee with the implementation thereof being the responsibility of the Executive Director.

The Committee met with RBC Brewin Dolphin in December 2022 to review the investment policy and current market trends and economy forecasts relative to the investment portfolio.

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

## COMMITTEE OF MANAGEMENT REPORT *(continued)*

### FOR THE YEAR ENDED 31 DECEMBER 2022

#### Pay and Remuneration

The average number of employees during the year calculated on the basis of full time equivalents was 2. Salaries are reviewed annually by the Committee and no employee received remuneration of more than £60,000 during the year (2021: None). No Committee Member received remuneration or expenses in the year (2021: None). The key management personnel comprises the Committee of Management Members and the Executive Director. The total employee benefits of key management personnel was £46,807 (2021: £43,273).

#### g. Key Risks and Uncertainties

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

#### h. Plans for future periods

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

#### Statement of Committee of Management's responsibilities

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

The Charities Act (Northern Ireland) 2008 and Regulation 8 of the Charities (Accounts and Reports) Regulations (Northern Ireland) 2015, the Industrial and Provident Societies (Northern Ireland) 1969 and the Industrial and Provident Societies (Northern Ireland) Order 2006 as amended by the Credit Unions and Co-operative and Community Benefit Societies Act (Northern Ireland) 2016 requires the Committee of Management to prepare financial statements for each financial year. Under the relevant legislation, the Committee of Management must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of Ulster Garden Villages Limited and of its incoming resources and application of



**COMMITTEE OF MANAGEMENT REPORT** *(continued)*  
**FOR THE YEAR ENDED 31 DECEMBER 2022**

resources, including its income and expenditure, for that period. In preparing these financial statements, the Committee of Management are required to:

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

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

**Disclosure of information to auditors**

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

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

**COMMITTEE OF MANAGEMENT REPORT** *(continued)*  
**FOR THE YEAR ENDED 31 DECEMBER 2022**

**Auditors**

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

Approved by Order of the Committee of Management and signed on their behalf by:



Dr A S Hopkins CBE, FCA  
Chairman  
21st March 2023



## INDEPENDENT AUDITORS' REPORT TO THE COMMITTEE OF MANAGEMENT OF ULSTER GARDEN VILLAGES LIMITED

### Opinion

We have audited the financial statements of Ulster Garden Villages Limited ('the Charity') for the year ended 31 December 2022 which comprise the Statement of financial activities, the Balance sheet, the Statement of cash flows and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 December 2022 and of its incoming resources and application of resources, including its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of The Charities Act (Northern Ireland) 2008 and Regulation 8 of the Charities (Accounts and Reports) Regulations (Northern Ireland) 2015, the Industrial and Provident Societies (Northern Ireland) 1969 and the Industrial and Provident Societies (Northern Ireland) Order 2006 as amended by the Credit Unions and Co-operative and Community Benefit Societies Act (Northern Ireland) 2016.

### Basis for opinion

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

### Going concern

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

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

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

## INDEPENDENT AUDITORS' REPORT TO THE COMMITTEE OF MANAGEMENT OF ULSTER GARDEN VILLAGES LIMITED

*(continued)*

### Other information

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

We have nothing to report in this regard.

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

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

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

### Matters on which we are required to report by exception

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

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

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



## INDEPENDENT AUDITORS' REPORT TO THE COMMITTEE OF MANAGEMENT OF ULSTER GARDEN VILLAGES LIMITED

*(continued)*

exemptions in preparing the Committee of Management's report and from the requirement to prepare a Strategic report.

### **Responsibilities of Committee of Management**

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

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

### **Auditors' responsibilities for the audit of the financial statements**

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

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

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

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

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or

## INDEPENDENT AUDITORS' REPORT TO THE COMMITTEE OF MANAGEMENT OF ULSTER GARDEN VILLAGES LIMITED

*(continued)*

regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance.

The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

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

### **Use of our report**

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



Brian Clerkin (Senior Statutory Auditor)

for and on behalf of

**ASM (B) Ltd**

Chartered Accountants & Statutory Auditor

4th Floor, Glendinning House, 6 Murray Street, Belfast BT1 6DN

Date: 21st March 2023

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



**STATEMENT OF FINANCIAL ACTIVITIES (INCORPORATING THE  
INCOME AND EXPENDITURE ACCOUNT)  
FOR THE YEAR ENDED 31 DECEMBER 2022**

		Unrestricted funds	Restricted funds (Share Capital)	Total funds	Total funds
		2022	2022	2022	2021
Note		£	£	£	£
<b>Income from:</b>					
Charitable activities	3	2,260,754	-	2,260,754	2,012,715
<b>Total income</b>		<u>2,260,754</u>	<u>-</u>	<u>2,260,754</u>	<u>2,012,715</u>
<b>Expenditure on:</b>					
Raising funds	4	823,575	-	823,575	715,697
Charitable activities	5	1,849,438	-	1,849,438	2,064,085
<b>Total expenditure</b>		<u>2,673,013</u>	<u>-</u>	<u>2,673,013</u>	<u>2,779,782</u>
Net gains on investments	7	1,986,765	-	1,986,765	3,549,110
<b>Net movement in funds</b>		<u>1,574,506</u>	<u>-</u>	<u>1,574,506</u>	<u>2,782,043</u>
<b>Reconciliation of funds:</b>					
Total funds brought forward		52,844,268	2,693	52,846,961	50,064,918
Net movement in funds		1,574,506	-	1,574,506	2,782,043
<b>Total funds carried forward</b>		<u>54,418,774</u>	<u>2,693</u>	<u>54,421,467</u>	<u>52,846,961</u>

The Statement of Financial Activities includes all gains and losses recognised in the year.

The notes on pages 23 to 36 form part of these financial statements.

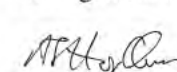
**BALANCE SHEET  
AT 31 DECEMBER 2022**


	Note	2022 £	2021 £
<b>Fixed assets</b>			
Tangible assets	13	100,000	100,001
Investments	14	21,134,364	24,154,353
Investment property	12	30,218,737	26,410,000
		<u>51,453,102</u>	<u>50,664,354</u>
<b>Current assets</b>			
Debtors	15	2,425,070	1,320,963
Charitable loans	16	664,609	664,609
Cash at bank and in hand	25	499,837	680,281
		<u>3,589,516</u>	<u>2,665,853</u>
Creditors: amounts falling due within one year	17	(621,151)	(483,246)
<b>Net current assets</b>		<u>2,968,365</u>	<u>2,182,607</u>
<b>Total assets less current liabilities</b>		<u>54,421,467</u>	<u>52,846,961</u>
<b>Total net assets</b>		<u>54,421,467</u>	<u>52,846,961</u>
<b>Charity funds</b>			
Restricted funds	19	2,693	2,693
Unrestricted funds	19	54,418,774	52,844,268
<b>Total funds</b>		<u>54,421,467</u>	<u>52,846,961</u>

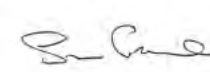
The Committee of Management acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and preparation of financial statements.

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

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

  
**Dr A S Hopkins CBE**  
Chairman

  
**Mr W J Webb MBE, JP**  
Secretary

  
**Mrs S P Crowe BSc, FCA**  
Committee Member

Date: 21 March 2023

The notes on pages 23 to 36 form part of these financial statements.



**STATEMENT OF CASH FLOWS  
FOR THE YEAR ENDED 31 DECEMBER 2022**

	2022 £	2021 £
<b>Cash flows from operating activities</b>		
Net cash used in operating activities (Note 24)	<u>(2,662,859)</u>	<u>(2,207,710)</u>
<b>Cash flows from investing activities</b>		
Dividends, interests and rents from investments	1,284,361	1,134,738
Proceeds from the sale of investment property	-	78,175
Purchase of investment property	(4,666)	(71,862)
Proceeds from sale of investments	2,700,141	1,942,352
Purchase of investments	<u>(1,497,421)</u>	<u>(839,884)</u>
Net cash provided by investing activities	<u>2,482,415</u>	<u>2,243,519</u>
<b>Cash flows from financing activities</b>		
Net cash provided by financing activities	-	-
Change in cash and cash equivalents in the year	<u>(180,444)</u>	<u>35,809</u>
Cash and cash equivalents at the beginning of the year	680,281	644,472
Cash and cash equivalents at the end of the year	<u>499,837</u>	<u>680,281</u>

The notes on pages 23 to 36 form part of these financial statements

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2022**

**1. Accounting policies**

**1.1 Basis of preparation**

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

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

**1.2 Preparation of the accounts on a going concern basis**

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

**1.3 Income**

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

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

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

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

**1.4 Expenditure**

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

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



**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2022 (cont'd)**

All expenditure is inclusive of irrecoverable VAT.

**1.5 Allocation of support costs**

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

**1.6 Investment properties (including social housing stock)**

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

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

**1.7 Tangible fixed assets and depreciation**

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

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

Depreciation is provided on the following bases:

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

**1.8 Other investments**

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

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

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2022 (cont'd)**

**1.9 Debtors**

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

**1.10 Creditors**

Short term creditors are measured at the transaction price.

**1.11 Charitable Loans**

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

**1.12 Cash at Bank**

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

**1.13 Financial instruments**

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

**1.14 Fund accounting**

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

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



**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2022 (cont'd)**

**1.15 Accounting estimates and judgements**

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

**2. Legal status**

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

**3. Income from charitable activities**

	Unrestricted Funds 2022 £	Total Funds 2022 £	Total Funds 2021 £
Rents - investment properties	812,402	812,402	646,623
Investment income	471,692	471,692	471,572
Interest receivable	267	267	92
Rents - social housing	976,393	976,393	894,428
	<u>2,260,754</u>	<u>2,260,754</u>	<u>2,012,715</u>

Comparative figures are also included under unrestricted funds.

**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2022 (cont'd)**

**4. Expenditure on raising funds**

	Unrestricted Funds 2022 £	Total Funds 2022 £	Total Funds 2021 £
Rates and service charge	388,405	388,405	345,352
Insurance	7,660	7,660	15,369
Repairs and upkeep	75,831	75,831	236,716
Collection costs	74,220	74,220	69,456
Legal and professional fees	260,364	260,364	34,404
Management fees - quoted investments	17,095	17,095	14,400
	<u>823,575</u>	<u>823,575</u>	<u>715,697</u>

Comparative figures are also included under unrestricted funds

**5. Expenditure on charitable activities**

	Unrestricted Funds 2022 £	Total Funds 2022 £	Total Funds 2021 £
Donations (see below)	1,018,420	1,018,420	1,269,914
Social housing costs	656,952	656,952	632,891
Support costs - administration (Note 6)	174,066	174,066	161,280
	<u>1,849,438</u>	<u>1,849,438</u>	<u>2,064,085</u>

Comparative figures are also included under unrestricted funds

	2022 £	2021 £
<b>Donations (No. in brackets):</b>		
People with Disabilities (8)	101,849	31,500
Health (11)	134,932	67,000
Community (15)	297,044	867,310
Culture and Heritage (13)	163,568	65,000
Education and Training Skills (14)	321,027	239,104
	<u>1,018,420</u>	<u>1,269,914</u>

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



**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2022 (cont'd)**

**6. Support Costs - administration**

	2021	2020
	£	£
Salaries, wages & pension contributions (Note 10)	98,544	94,406
Premises costs	44,938	38,801
Auditors' remuneration	9,000	8,760
Accountancy, legal and other professional fees	5,880	8,544
Printing, stationery and postage	2,533	2,339
Miscellaneous	11,370	6,629
Interest payable	1,801	1,801
	<u>174,066</u>	<u>161,280</u>

**7. Net gains/(losses) on investments**

	2022	2021
	£	£
Gain / (loss) on sale of social housing properties	-	3,175
Gain / (loss) on sale of other investments	349,610	241,293
<b>Realised gain / (loss)</b>	<u>349,610</u>	<u>244,468</u>
Gain / (loss) on revaluation of other investments	(2,166,916)	2,926,879
Gain / (loss) on revaluation of investment properties (including social housing)	3,804,071	377,763
<b>Unrealised gain</b>	<u>1,637,155</u>	<u>3,304,642</u>
<b>Net gain on investments</b>	<u>1,986,765</u>	<u>3,549,110</u>

**8. Related party transactions**

There were no related party transactions undertaken by the charity during the year. At the year end there was a balance of £150,000 (2019: £150,000) due from The Somme Association. The charity and The Somme Association have a Trustee in common.

**9. Auditors remuneration**

	2022	2021
	£	£
Fees payable to Ulster Garden Villages Limited's auditor in respect of:		
Audit of the financial statements	9,000	8,760
Other services (including payroll and accountancy)	<u>6,240</u>	<u>4,320</u>

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2022 (cont'd)**

**10. Staff costs and emoluments**

	2022	2021
	£	£
Wages and salaries	84,709	81,704
Social security costs	8,768	7,871
Employer's contributions to defined contribution pension schemes	5,067	4,831
	<u>98,544</u>	<u>94,406</u>

**Particulars of employees:**

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

	2022	2021
Number of management staff	<u>2</u>	<u>2</u>

No employee received remuneration of more than £60,000 during the year (2021: None).

No other Committee Member received remuneration or expenses in the year (2021: None).

The key management personnel comprises the Committee of Management Members and the Executive Director. The total employee benefits of key management personnel of the Charity was £46,807 (2021: £43,273).

**11. Corporation Taxation**

The Charity is exempt from tax on income and gains to the extent that these are applied to its charitable objects. At 31 December 2022 no provision for corporation tax was necessary.



**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2022 (cont'd)**

**12. Investment property**

	Investment property £
<b>Valuation</b>	
At 1 January 2022	26,410,000
Fair value movement	3,804,071
Additions	4,666
At 31 December 2022	<u>30,218,737</u>

On 12 January 2023, the Committee of Management obtained an independent professional valuation from Rory Clark (MRICS) and Caroline McKillen (MRICS) of McConnell Chartered Surveyors, at open market valuation, of social housing, residential and commercial properties located in Newtownabbey, Whitehead and Lisburn in the sum of £18,821,237. This recognises an increase in the value of investment property of £3,421,238. These properties include social housing which are held by Ulster Garden Villages Limited as part of its charitable activities of providing housing and associated amenities for persons in necessitous circumstances upon terms appropriate to their means.

On 14 December 2022 a valuation of The Residence and Apartments at William Street South, Victoria Square, Belfast was obtained from Thomas O'Doherty (MRICS) of Simon Brien Residential in the sum of £2,247,500. This recognises an increase in the value of the investment property of £237,500. A structural issue which came to light during February 2019 affecting 54 apartments owned by the charity resulted in a significant decrease in the value of the investment property of £8,639,800 which was recognised in the financial statements for the year ended 31 December 2019. Litigation commenced during 2019 whereby UGV is seeking damages in respect of this issue and as at 31 December 2022 that litigation was ongoing.

On 14 December 2022 a valuation of "The Banks", Groomsport Road, Bangor was obtained from Thomas O'Doherty (MRICS) of Simon Brien Residential to the sum of £9,150,000. This recognises an increase in the value of investment property of £145,334.

The comparable historical cost and net book value as at 31 December 2022 is £15,595,819 (2021: £15,591,153).

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2022 (cont'd)**

**13. Tangible fixed assets**

	Land undeveloped £	Plant & Equipment £	Total £
<b>Cost or valuation</b>			
At 1 January 2022	100,000	389,871	489,871
At 31 December 2022	100,000	389,871	489,871
<b>Depreciation</b>			
At 1 January 2022	-	389,870	389,870
At 31 December 2022	-	389,870	389,870
<b>Net book value</b>			
At 31 December 2022	100,000	1	100,001
At 31 December 2021	100,000	1	100,001

**14. Other investments**

	Listed investments £	Unlisted investments £	Total £
<b>Cost or valuation</b>			
At 1 January 2022	24,104,353	50,000	24,154,353
Additions	1,497,458	-	1,497,458
Disposals	(2,350,531)	-	(2,350,531)
Revaluations	(2,166,916)	-	(2,166,916)
At 31 December 2022	<u>21,084,364</u>	<u>50,000</u>	<u>21,134,364</u>
<b>Net book value</b>			
At 31 December 2022	21,084,364	50,000	21,134,364
At 31 December 2021	24,104,353	50,000	24,154,353



**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2022 (cont'd)**

**15. Debtors**

	2022 £	2021 £
<b>Due after more than one year</b>		
Other debtors	2,133,478	1,251,000
	<u>2,133,478</u>	<u>1,251,000</u>
<b>Due within one year</b>		
Other debtors	204,857	7,238
Prepayments and accrued income	86,735	62,725
	<u>2,425,070</u>	<u>1,320,963</u>

**16. Charitable loans**

	2022 £	2021 £
<b>Due in less than one year</b>		
Loans	779,250	779,250
Impairment provision	(128,250)	(128,250)
	<u>651,000</u>	<u>651,000</u>
<b>Due in more than one year</b>		
Loans	13,609	13,609
	<u>13,609</u>	<u>13,609</u>
<b>Total loans</b>	<u>664,609</u>	<u>664,609</u>

In addition to outright grants, assistance may be given by way of charitable loans which carry certain conditions at the discretion of the Committee. The Committee agrees on a case by case basis as to whether a fixed charge should be secured on a particular property or other asset. Hearth Heritage Buildings Trust £500,000 (2021: £500,000) is the largest debtor.

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2022 (cont'd)**

**17. Creditors: Amounts falling due within one year**

	2022 £	2021 £
Loan stock housing bonds, principal	52,528	52,528
Loan stock housing bonds, interest	129,672	127,871
Accruals and deferred income	438,951	302,847
	<u>621,151</u>	<u>483,246</u>

**18. Share capital**

2,693 shares of £1 each fully paid (2021: 2,693).

**19. Statement of funds**

	Balance at 1 Jan 2022 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 31 Dec 2022 £
<b>Unrestricted funds</b>						
Common Fund	17,736,290	-	(1,018,420)	2,000,000	-	18,717,870
General Fund	35,107,978	2,260,754	(1,654,593)	(2,000,000)	1,986,765	35,700,904
	<u>52,844,268</u>	<u>2,260,754</u>	<u>(2,673,013)</u>	<u>-</u>	<u>1,986,765</u>	<u>54,418,774</u>
<b>Restricted funds</b>						
Share Capital	2,693	-	-	-	-	2,693
<b>Total of funds</b>	<u>52,846,961</u>	<u>2,260,754</u>	<u>(2,673,013)</u>	<u>-</u>	<u>1,986,765</u>	<u>54,421,467</u>



**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2022 (cont'd)**

**19. Statement of funds (continued)**

**Statement of funds - prior year**

	Balance at 1 Jan 2021 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 31 Dec 2021 £
<b>Unrestricted funds</b>						
Common Fund	17,006,204	-	(1,269,914)	2,000,000	-	17,736,290
General Fund	33,056,022	2,012,715	(1,509,869)	(2,000,000)	3,549,110	35,107,978
	<u>50,062,226</u>	<u>2,012,715</u>	<u>(2,779,783)</u>	<u>-</u>	<u>3,549,110</u>	<u>52,844,268</u>
<b>Restricted funds</b>						
Share Capital	2,696	-	-	(3)	-	2,693
<b>Total of funds</b>	<u>50,064,922</u>	<u>2,012,715</u>	<u>(2,779,783)</u>	<u>-</u>	<u>3,549,110</u>	<u>52,846,961</u>

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

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

**20. Analysis of net assets between funds**

	Unrestricted funds 2022 £	Total funds 2022 £
Tangible fixed assets	100,001	100,001
Fixed asset investments	21,134,364	21,134,364
Investment property	30,218,737	30,218,737
Debtors	2,425,070	2,425,070
Charitable loans	664,609	664,609
Cash at bank and in hand	499,837	499,837
Creditors due within one year	(621,151)	(621,151)
<b>Total</b>	<u>54,421,467</u>	<u>54,421,467</u>

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2022 (cont'd)**

**21. Commitments**

**Other Commitments**

There are commitments of £4.17 million (2021: £2.90 million) to contribute to charitable projects, on which a legal or constructive obligation to make payment does not yet exist, of which £2.27 million (2021: £1.9 million) is subject to project commencement and scheduling. These commitments will be financed through the Common Fund.

**22. Contingent assets**

Structural issues at one of the charity's investment properties are subject to litigation. It is impracticable to reliably estimate what the valuation of any settlement might be.

**23. Accounting estimates and judgements**

**Key sources of estimation uncertainty**

Valuation of investment properties – The Committee of Management obtained independent professional valuations from McConnell Chartered Surveyors Ltd and Simon Brien Residential Ltd for the properties held as at 31 December 2022. The external valuations, which are adopted in these financial statements, provided an open market valuation of the residential and commercial properties owned by Ulster Garden Villages Limited.



**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2022 (cont'd)**

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

	2022 £	2021 £
Net income for the year (as per Statement of Financial Activities)	<u>1,574,506</u>	<u>2,782,043</u>
<b>Adjustments for:</b>		
Gains on investments	(1,986,765)	(3,549,110)
Dividends, interests and rents from investments	(1,284,361)	(1,134,738)
(Increase)/decrease in debtors	(1,104,144)	(351,293)
Increase/(decrease) in creditors	137,905	45,388
<b>Net cash used in operating activities</b>	<u><u>(2,662,859)</u></u>	<u><u>(2,207,710)</u></u>

**25. Analysis of cash and cash equivalents**

	2022 £	2021 £
Cash in hand	499,837	680,281
<b>Total cash and cash equivalents</b>	<u><u>499,837</u></u>	<u><u>680,281</u></u>

**26. Operating lease commitments**

At 31 December 2022 the Charity had commitments to make future minimum lease payments under non-cancellable operating leases as follows:

	2022 £	2021 £
<b>Land and Buildings</b>		
Not later than 1 year	24,000	24,000
Later than 1 year and not later than 5 years	26,000	50,000
	<u><u>50,000</u></u>	<u><u>74,000</u></u>

**27. Post balance sheet events**

There have been no significant events affecting the Charity since the end of the financial year.

**THE FOLLOWING PAGES  
DO NOT FORM PART OF THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2022**



**INCOME AND EXPENDITURE ACCOUNT EXTRACT (UNAUDITED)  
YEAR ENDED 31 DECEMBER 2022**

	Notes	2022 £	2021 £
Property rents	3	1,788,795	1,541,051
Property expenses	4/5	(1,480,527)	(1,348,589)
<b>Net property income</b>		<b>308,268</b>	<b>192,462</b>
Interest and investment income	3	471,959	471,664
Realised gain on historic cost		1,774,829	409,619
<b>Total income</b>		<b>2,555,056</b>	<b>1,073,745</b>
Financial and administrative expenses	6	(174,066)	(161,280)
<b>Income before donations</b>		<b>2,380,990</b>	<b>912,465</b>
Donations paid in year	5	(1,018,420)	(1,269,914)
<b>Net income/(expenditure) for year before revaluations</b>		<b>1,362,570</b>	<b>(357,449)</b>

**DONATIONS – YEAR TO 31 DECEMBER 2022**

	£
<b>Ulster University</b>	<b>£150,000</b>
- Creating Pathways Fund 2nd tranche of 5	
<b>Corrymeela Community</b>	<b>£50,000</b>
- Waste Water Project	
<b>Voice of Young People in Care</b>	<b>£50,000</b>
- New City Centre Purpose Built Facility for Looked After Children	
<b>The Prince's Trust</b>	<b>£50,000</b>
- Achieve Project NI	
<b>Rathfriland and District Regeneration Company Ltd</b>	<b>£50,000</b>
- Conversion of Chandler's House Project 2nd and final tranche	
<b>Belfast Charitable Association</b>	<b>£50,000</b>
- School Meals Project	
<b>Haemochromatosis UK</b>	<b>£42,932</b>
- Haemochromatosis and High Health Deprivation in Belfast	
<b>St Columb's Hall</b>	<b>£40,000</b>
- Awakening St Columb's Hall	
<b>St John Ambulance</b>	<b>£40,000</b>
- Purchase of a New Replacement Ambulance	
<b>Union Theological College</b>	<b>£30,000</b>
- Repair of Library Ceiling and Ongoing Plaster Works	
<b>The Mac</b>	<b>£30,000</b>
- Essential Equipment to Increase the Mac's accessibility	
<b>L'Arche Belfast</b>	<b>£30,000</b>
- L'Arche Village Project	
<b>Greenshoot Productions</b>	<b>£22,500</b>
- Greenshoot in Tigers Bay Community Theatre Project (1st tranche of 2)	



**DONATIONS – YEAR TO 31 DECEMBER 2022 (cont'd)** £

<i>The 174 Macrory Centre</i>	£20,000
- Macrory Centre – ‘The Bridge’	
<i>Springboard Opportunities</i>	£20,000
- Jobworks +	
<i>National Autistic Society</i>	£20,000
- Support for Life	
1st tranche of 3	
<i>Cara Friend</i>	£20,000
- LGBTQI + ‘Inclusive Schools’	
<i>Building Bridges Community Arts Centre</i>	£20,000
- Renovation & Building Works at Carnegie Street	
<i>Destined</i>	£20,000
- Foyle Railway Museum Refurbishment	
<i>Saphara</i>	£15,000
- ‘Be the Change’ School Awards	
1st tranche of 2	
<i>Be Safe Be Well</i>	£14,500
- Men’s Shed Enhancement Project	
1st tranche of 2	
<i>Culmore Community Partnership</i>	£12,000
- Installation of New ‘Cabin’ Premises	
<i>One Equine</i>	£10,000
- One Equine	
Assisted Learning Pilot Project	
<i>Quaker Service</i>	£10,000
- Mounteens	
3rd and final tranche	

**DONATIONS – YEAR TO 31 DECEMBER 2022 (cont'd)** £

<i>The Salvation Army</i>	£10,000
- Thorndale Family Centre – Refurbishment of Rooms	
<i>British Red Cross</i>	£10,000
- Ukraine Appeal	
<i>Equipping for Life</i>	£10,000
- EQUIP Project	
2nd tranche of 3	
<i>Street Soccer NI</i>	£10,000
- Ethnic Minorities Engagement Programme	
<i>Keep Northern Ireland Beautiful</i>	£10,000
- Unwrapping Plastic	
<i>Parkinson’s UK</i>	£10,000
- Direct Support for People Affected by	
Parkinson’s in Northern Ireland	
2nd and final tranche	
<i>Cruse Bereavement Support</i>	£8,000
- ‘Understanding Your Bereavement’ Project	
and Volunteer Training	
<i>Read for Good</i>	£7,936
- Bringing the Magic of Books and Stories to	
Children at the Royal Belfast Hospital for Sick Children	
<i>Tyrone Guthrie</i>	£7,068
- Dance/Recording Studio	
Final Tranche	
<i>Homeplus NI</i>	£6,544
- MAP – Migrant and Asylum Project	
<i>Replay Productions</i>	£6,000
- The PRISM Project	



**DONATIONS – YEAR TO 31 DECEMBER 2022 (cont'd)** £

<b>Bruiser Theatre Company</b>	<b>£5,500</b>
A Day with Bruiser	
<b>Liberty Consortium</b>	<b>£5,424</b>
- Installation of a Circus Tentipi	
<b>The Open House Festival</b>	<b>£5,000</b>
- Bangor Court House Redevelopment	
<b>Open Arts</b>	<b>£5,000</b>
- In Tune	
1st tranche of 3	
<b>Cathedral Youth Club</b>	<b>£5,000</b>
- Every Mind Matters	
<b>Youth Initiatives</b>	<b>£5,000</b>
- The Impact Project	
3rd and final tranche	
<b>Marie Curie Nursing</b>	<b>£5,000</b>
- Nursing Service Northern Ireland	
<b>Crossroads Care NI</b>	<b>£5,000</b>
- Children's Activity Project	
2nd tranche of 3	
<b>Tools for Solidarity</b>	<b>£5,000</b>
- Building for the Future	
<b>Brassneck Youth</b>	<b>£5,000</b>
- The Brassneck Youth Project	
<b>Comber Youth for Christ</b>	<b>£5,000</b>
- Refurbishment of 47 Bridge Street, Comber	
<b>Newry City Afc Special Olympics Club</b>	<b>£5,000</b>
- Replacement Second Hand 17 Seater Mini Bus	

**DONATIONS – YEAR TO 31 DECEMBER 2022 (cont'd)** £

<b>Sole Purpose</b>	<b>£4,000</b>
- Graeae Theatre and Liliput Theatre Residency	
<b>La Dolce Vita</b>	<b>£4,000</b>
- Safety Empowerment Project	
<b>Federation of Women's Institutes</b>	<b>£4,000</b>
- Repair and Maintenance of Federation House	
<b>Relate NI</b>	<b>£4,000</b>
- Systematic Counselling Training for Family Therapists	
<b>Drake Music Project</b>	<b>£3,925</b>
- Tunes for Teens	
<b>Portrush Sea Cadets</b>	<b>£3,500</b>
- Purchase of RIB	
<b>Live Music Now</b>	<b>£3,000</b>
- Bringing Music to Children with Disabilities	
2nd tranche of 3	
<b>National Youth Choir</b>	<b>£3,000</b>
- Getting Back to Live Singing – An Inclusive Project	
<b>Charles Wood Summer School</b>	<b>£3,000</b>
- Charles Wood Singers' Summer School	
<b>Benbradagh Community Support</b>	<b>£3,000</b>
- Connecting Rural Women	
<b>Cystic Fibrosis</b>	<b>£3,000</b>
- Welfare Rights Service Northern Ireland	
<b>Target Ovarian Cancer</b>	<b>£3,000</b>
- Supporting Women Across Northern Ireland	
<b>Belfast Central Mission</b>	<b>£2,500</b>
- Special Winter Appeal	
<b>Funders' Forum for Northern Ireland</b>	<b>£1,500</b>
- Funders' Forum Support	



**This page has been left blank intentionally.**

