

**Milibern Trust**  
**Company Limited by Guarantee**  
**Trustees' Annual Report (Incorporating the Director's Report)**  
**Year ended 31 March 2024**

The trustees, who are also the directors for the purposes of company law, present their report and the financial statements of the charity for the year ended 31 March 2024.

**Reference and administrative details**

**Registered charity name** Milibern Trust  
**Charity registration number** NIC100244  
**Company registration number** NI007344  
**Principal office and registered office** 18 Hamel Court  
Belfast  
BT6 9HX

**The trustees**

N C Tougher TD VR (Chairman)  
J C Morton FCA DL (Vice  
Chairman)  
Mrs P Shaw RD DL (Resigned 14 September 2023)  
R W C McCann LLB  
G M Bingham VR FRGS BSc  
(Hons) Grad Dip Phys RAMC  
K P Thomas MBE  
Ms FJ Sinclair (Appointed 1 November 2023)  
PS Agnew MBE MCIPS (Appointed 26 April 2024)

The recruitment of Directors is reviewed periodically by the Board. Nominations are sought and approved by the Board of suitable persons who have an interest in the provision of accommodation primarily for those with a service background.

Induction and training for new Board members includes information on background and history of the organisation, roles and responsibilities of Board members, code of conduct, charitable legislation, and company policies and procedures.

Appropriate training and briefings are organised with external professional advisers in respect of governance, Directors' responsibilities and charities legislation.

**Auditor** Muir & Addy  
Chartered accountants & statutory auditor  
Muir Building  
427 Holywood Road  
Belfast  
BT4 2LT

**Bankers** Ulster Bank  
11-16 Donegall Square East  
Belfast  
BT1 5UB

# Milibern Trust

## Company Limited by Guarantee

### Trustees' Annual Report (Incorporating the Director's Report) *(continued)*

#### Year ended 31 March 2024

#### Solicitors

Johns Elliot  
40 Linenhall Street  
Belfast  
BT2 8BA

#### Structure, governance and management

##### Going concern

The Directors believe that there are no material uncertainties that cast significant doubt about the entity's ability to continue as a going concern and the financial statements have been prepared on that basis.

##### Governance and internal control

The Directors have overall responsibility for ensuring that the charity has an appropriate system of 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 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 and to provide reasonable assurance that:

- \* The charity is operating efficiently and effectively;
- \* Its assets are safeguarded against unauthorised use or disposition;
- \* Proper records are maintained and financial information used within the charity or for publication is reliable; and
- \* The charity complies with relevant laws and regulations, and operates to the public benefit test.

The systems of internal control are designed to provide reasonable, but not absolute assurance against material misstatement or loss. They include:

- \* A strategic plan encompassing land purchase and refurbishment costs and annual budget approved by the Directors;
- \* Regular consideration by the Directors of financial results, variance from budgets, non-financial performance indicators and benchmarking reviews;
- \* Delegation of authority and segregation of duties where possible within the constraints of a small charity; and \* Identification and management of risks.

# Milibern Trust

## Company Limited by Guarantee

### Trustees' Annual Report (Incorporating the Director's Report) *(continued)*

#### Year ended 31 March 2024

##### **Risk assessment**

The Directors have introduced a formal risk management process to assess business risks and implement risk management strategies. This involves identifying the types of risks the charity faces, prioritising them in terms of potential impact and likelihood of occurrence, and identifying means of mitigating the risks. As part of this process the Directors have established an Audit Committee that meets on a regular basis to review the adequacy of the charity's current internal controls, to evaluate the risk management of the organisation and if necessary to make recommendations to the Board for further consideration. The Audit Committee reviews the risks which are mainly low to moderate. Professional briefings and updates are given to the Board.

##### **Financial risk management**

The organisation's principal financial instruments comprise investments, cash, trade debtors and creditors. The main risks associated with these financial assets and liabilities are set out below:

##### **Credit risk**

Credit risk derives principally on third party accounts receivable. Company policy is aimed at minimising such risk, and requires that credit is only granted to customers with an appropriate payment record or who are deemed by the management to be credit-worthy.

##### **Liquidity risk**

Liquidity risk is the risk that an entity will encounter difficulty in meeting obligations associated with financial liabilities. As the organisation has investments and surplus cash reserves, liquidity is not regarded as a significant risk.

##### **Interest rate risk**

The organisation invest surplus cash in deposit accounts which are interest bearing and has no bank borrowings. Accordingly, the Directors do not believe that the organisation has significant exposures arising from interest rate risks.

##### **Objectives and activities**

The objective of Milibern Trust is to provide quality sheltered accommodation for elderly people with limited means, particularly those from a Service background. Milibern Trust provides sheltered accommodation at Hamel Court, Twinburn House and Milibern House and also has a number of houses. During the year, Milibern Trust helped to support the aged and people with limited means by providing accommodation for more than 90 individuals. In the current economic environment, the Charity's strategy is to keep the existing properties modern and well maintained, to provide a good standard of accommodation to individuals at a comparable market rate and to maintain occupancy rates at an acceptable level.

##### **Public benefit**

In Northern Ireland the demand for public housing stock exceeds supply. Milibern Trust provides secure, high quality, sheltered accommodation to help meet this need.

# Milibern Trust

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#### Year ended 31 March 2024

#### **Achievements and performance**

##### **Investments**

The Directors' aim is to achieve capital growth with moderate risk whilst maintaining an adequate income to maintain the viability of the Charity. The Directors meet with Investment Managers annually and discuss their performance against investment benchmarks. The performances of the Investment Managers on a quarter by quarter and annual basis are considered satisfactory. During the year there was a gain on investments of £648,607 (2023: loss of £393,957).

##### **Fixed assets**

During the year there was expenditure of £29,028 on land and buildings (2023: £651,633) and £116,901 on furnishings and equipment (2023: £23,000).

##### **Income generation**

The Charity's income during the year was from rent, rates recharged and income from listed investments. The Charity receives limited government funding in respect of disabled access but otherwise relies solely on the aforementioned sources of income.

##### **Resources expended and services**

Resources expended comprise house operating expenses and donations paid. House operating expenses include the costs of maintaining the properties, the three accommodation blocks and also includes the Wardens' salaries, utilities and other general expenses involved in the upkeep of the accommodation.

Donations are of a charitable nature and are agreed to a set budget once a year at a meeting of the Board of Directors.

# Milibern Trust

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#### Year ended 31 March 2024

#### Financial review

##### Finances

The underlying deficit for the year before investment gains and losses was £43,693 (2023: £25,184). After accounting for gains and losses on investments the financial statements show a surplus of £604,914 for the year ended 31 March 2024 compared with a deficit of £419,141 in 2023. During the year Milibern Trust made charitable donations of £3,000 (2023: £2,500).

The provision of sheltered accommodation continued to show a deficit. Investment income is required to offset losses on accommodation. The listed investments provide funds for upgrading and future development of other accommodation. In addition a proportion is given to charities for the welfare of service personnel and others in need.

##### Designated funds

The Directors have designated a further £100,000 of the unrestricted funds at 31 March 2024 (2023: £100,000) for new projects and the rebuilding and refurbishment of the Charity's existing properties.

##### Reserves

Reserves are required to cover operating deficits. They are also required to provide funds for future development of supported accommodation and to meet the requirement of changing legislation.

The Charity's policy is to retain a level of resources equivalent to at least 12 months operating costs and at a level sufficient to meet the needs of the organisation. As at 31 March 2024 Milibern Trust has reserves of £11,592,968 (2023: £10,988,054) of which £3.9m is invested in accommodation and £2.7m is designated within the Building Fund. The level of reserves is monitored by Directors on a regular basis.

##### John Johnston Kirkpatrick Will Trust

The arrangement with the John Johnston Kirkpatrick Will Trust to manage its property has now come to an end and the trustees are awaiting a decision from the Charity Commission for Northern Ireland as to whether the assets can be transferred to Milibern Trust.

##### Plans for future periods

The Directors are active in looking for opportunities to provide living accommodation for the elderly as set out in the Charity's objectives. They plan to expand the property portfolio to further cater for the needs of those from a Service background.

##### Trustees' responsibilities statement

The trustees, who are also directors for the purposes of company law, are responsible for preparing the trustees' report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

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

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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 applicable Charities SORP;
- make judgments and accounting estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the charity's transactions and 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**

Each of the persons who is a trustee at the date of approval of this report confirms that:

- so far as they are aware, there is no relevant audit information of which the charity's auditor is unaware; and
- they have taken all steps that they ought to have taken as a trustee to make themselves aware of any relevant audit information and to establish that the charity's auditor is aware of that information.

The auditor is deemed to have been re-appointed in accordance with section 487 of the Companies Act 2006.

**Small company provisions**

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

The trustees' annual report was approved on 6 November 2024 and signed on behalf of the board of trustees by:



N C Tougher TD VR (Chairman)  
Trustee



J C Morton FCA DL (Vice Chairman)  
Trustee