

Registered number: IP000083
Charity number: NIC101248

Ulster Garden Villages Limited

Committee of Management's report and financial statements

For the year ended 31 December 2023

Ulster Garden Villages Limited

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Ulster Garden Villages Limited

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

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

Ulster Garden Villages Limited

Committee of Management Report For the year ended 31 December 2023

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

The Financial Statements have been prepared in accordance with the accounting policies set out in the 'Notes to the Accounts' and comply with the Charity's governing documents i.e. "The Rules of Ulster Garden Villages Limited", The Charities Act (Northern Ireland) 2008 and Regulation 8 of the Charities (Accounts and Reports) Regulations (Northern Ireland) 2015, the Industrial and Provident Societies (Northern Ireland) 1969 and the Industrial and Provident Societies (Northern Ireland) Order 2006 as amended by the Credit Unions and Co-operative and Community Benefit Societies Act (Northern Ireland) 2016 and Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

Who are we?

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

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

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

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

Ulster Garden Villages Limited

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

(continued)

a. Objectives and Activities

The objectives of the Charity are:-

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

Housing and Associated Amenities

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

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

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

The Common Fund

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

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

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

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

Ulster Garden Villages Limited

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

(continued)

Public Benefit Statement

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

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

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

People with Disabilities

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

Health

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

Community

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

Scientific and Medical Research

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

Culture and Heritage

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

Education and Training Skills

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

Priorities

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

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

(continued)

b. Achievements and Performance

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

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

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

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

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

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

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

(continued)

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

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

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

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

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

Ulster Garden Villages Limited

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

(continued)

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

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

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

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

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

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

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

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

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

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

Ulster Garden Villages Limited

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

(continued)

c. Financial Review

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

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

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

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

d. Investments

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

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

e. Reserves and Going Concern

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

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

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

Ulster Garden Villages Limited

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

(continued)

f. Structure, Governance and Management

Committee of Management

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

Committee Members - Induction and Training

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

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

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

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

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

Pay and Remuneration

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

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

(continued)

g. Key Risks and Uncertainties

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

h. Plans for future periods

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

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

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

Ulster Garden Villages Limited

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

Statement of Committee of Management's responsibilities

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

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

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

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

Disclosure of information to auditors

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

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

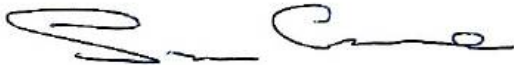
Ulster Garden Villages Limited

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

Auditors

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

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



Mrs S P Crowe BSc, FCA

Date: 22 April 2024

Ulster Garden Villages Limited

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

Opinion

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

In our opinion the financial statements:

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

Basis for opinion

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

Going Concern

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

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

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

Ulster Garden Villages Limited

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

Other information

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

We have nothing to report in this regard.

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

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

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

Matters on which we are required to report by exception

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

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

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

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

Responsibilities of the Committee of Management

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

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

Auditors' responsibilities for the audit of the financial statements

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

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

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

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

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


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

Ulster Garden Villages Limited

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

Use of our report

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



Brian Clerkin (Senior statutory auditor)

for and on behalf of
ASM (B) Ltd

Chartered Accountants and Statutory Auditor

4th Floor

Glendinning House

6 Murray Street

Belfast

BT1 6DN

22 April 2024

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

Ulster Garden Villages Limited

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

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

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

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

Ulster Garden Villages Limited
Registered number: IP000083

Balance sheet
As at 31 December 2023

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

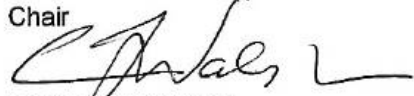
The Committee of Management acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and preparation of financial statements.

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

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



Mrs S P Crowe BSc, FCA
Chair



Mr C J Walsh MBE
Committee member


Mr W J Webb MBE, JP
Secretary

Date: 22 April 2024

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

Ulster Garden Villages Limited

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

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

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

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

1. Accounting policies

1.1 Basis of preparation

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

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

1.2 Preparation of the accounts on a going concern basis

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

1.3 Income

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

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

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

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

1.4 Expenditure

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

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

All expenditure is inclusive of irrecoverable VAT.

1.5 Allocation of support costs

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

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

1. Accounting policies (continued)

1.6 Investment properties (including social housing stock)

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

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

1.7 Tangible fixed assets and depreciation

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

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

Depreciation is provided on the following bases:

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

1.8 Other investments

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

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

1.9 Debtors

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

1.10 Creditors

Short term creditors are measured at the transaction price.

1.11 Charitable Loans

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

1.12 Cash at Bank

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

Ulster Garden Villages Limited

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

1. Accounting policies (continued)

1.13 Financial instruments

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

1.14 Fund accounting

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

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

1.15 Accounting estimates and judgements

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

2. Legal status

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

3. Income from charitable activities

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

Comparative figures are also included under unrestricted funds.

Ulster Garden Villages Limited

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

4. Expenditure on raising funds

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

Comparative figures are also included under unrestricted funds.

5. Expenditure on charitable activities

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

Comparative figures are also included under unrestricted funds.

Ulster Garden Villages Limited

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

Donations (No. in brackets):

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

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

6. Support costs - administration

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

Ulster Garden Villages Limited

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

7. Net gain on investments

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

8. Related party transactions

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

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

9. Auditors' remuneration

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

10. Staff costs and emoluments

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

Particulars of employees:

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

	2023	2022
Number of management staff	2	2

Ulster Garden Villages Limited

Notes to the financial statements

For the year ended 31 December 2023

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

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

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

11. Corporation Taxation

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

12. Investment property

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

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

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

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

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

Ulster Garden Villages Limited

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

13. Tangible fixed assets

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

Ulster Garden Villages Limited

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

14. Other investments

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

15. Debtors

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

Ulster Garden Villages Limited

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

16. Charitable loans

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

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

17. Creditors: Amounts falling due within one year

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

18. Share capital

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

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

19. Statement of funds

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

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

19. Statement of funds (continued)

Statement of funds - prior year

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

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

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

20. Analysis of net assets between funds

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

Ulster Garden Villages Limited

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

21. Commitments

Other Commitments

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

22. Contingent liability

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

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

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

23. Accounting estimates and judgements

Key sources of estimation uncertainty

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

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

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

Ulster Garden Villages Limited

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

25. Analysis of cash and cash equivalents

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

26. Analysis of changes in net debt

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

27. Operating lease commitments

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

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

28. Post balance sheet events

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