

ALTNAVEIGH HOUSE TRUST (2005) LIMITED
FINANCIAL STATEMENTS
31 DECEMBER 2023

Charity Number NIC105050

MACAULEY SMYTH
Chartered Accountants
20A Upper Water Street
Newry
BT34 1DJ

ALTNAVEIGH HOUSE TRUST (2005) LIMITED

FINANCIAL STATEMENTS

YEAR ENDED 31 DECEMBER 2023

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ALTNAVEIGH HOUSE TRUST (2005) LIMITED

TRUSTEES ANNUAL REPORT

YEAR ENDED 31 DECEMBER 2023

The trustees present their report and the unaudited financial statements of the charity for the year ended 31 December 2023.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered charity name	Altnaveigh House Trust (2005) Limited
Charity registration number	NIC105050
Company registration number	NI057350

Registered office	51 Downshire Road Newry Co. Down BT34 1EE
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THE TRUSTEES

The trustees who served the charity during the period were as follows:

Mr. A. G. Russell
Mr. J. H. Thompson
Mr. W. Hanna
Mrs. M. Nummy
Mr. W. Glendinning

Secretary	William Hanna
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Accountants	Macauley Smyth Chartered Accountants 20A Upper Water Street Newry BT34 1DJ
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STRUCTURE, GOVERNANCE AND MANAGEMENT

The charity is a company limited by guarantee, having a board of directors (trustees) who are responsible for the efficient execution of its charitable objects.

OBJECTIVES AND ACTIVITIES

The charity has been established to construct and maintain a community resource facility located at Downshire Road, Newry.

ACHIEVEMENTS AND PERFORMANCE

In the period under review, the charity continued to make its community resource facility available to a diverse range of stakeholders, including local community groups and organisations.

FINANCIAL REVIEW

The charity's core rental activity realised a profit of £1,810.

The uncertainty surrounding the charity's sister organisation, Altnaveigh House Limited, continues to cast a shadow over the organisation's finances.

ALTNAVEIGH HOUSE TRUST (2005) LIMITED

TRUSTEES ANNUAL REPORT *(continued)*

YEAR ENDED 31 DECEMBER 2023

PLANS FOR FUTURE PERIODS

The Board is pleased that the organisation continues to recover from the negative effects of the Covid pandemic. However, it is unfortunate that a number of community groups have not returned to make use of the facilities. We were again grateful for the financial support of the Executive Office allowing us to develop good relations opportunities with several like-minded community groups and local schools. A series of good relations workshops and two study trips allowed the charity to again establish itself as an important shared space within the community. All necessary repairs and maintenance projects were completed although the increases in core costs, especially fuel and electricity, put a burden on all but essential work. A grant of £10,000 from the Council allowed the charity to completely refurbish the kitchen in the Front House and it is hoped to continue this work throughout the building in the future as finance becomes available. The charity will continue to seek out opportunities to improve its position as a leader in shared community experiences and training.

RESPONSIBILITIES OF THE TRUSTEES

The trustees (who are also the directors of Altnaveigh House Trust (2005) Limited for the purposes of company law) are responsible for preparing the Trustees Annual Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

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

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

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


ALTNAVEIGH HOUSE TRUST (2005) LIMITED

TRUSTEES ANNUAL REPORT *(continued)*

YEAR ENDED 31 DECEMBER 2023

Registered office:
51 Downshire Road
Newry
Co. Down
BT34 1EE

Signed by order of the trustees

A handwritten signature in black ink, appearing to read 'W. Hanna', is written over a faint horizontal line.

WILLIAM HANNA
Charity Secretary

23 September 2024

ALTNAVEIGH HOUSE TRUST (2005) LIMITED
STATEMENT OF FINANCIAL ACTIVITIES (INCORPORATING THE
INCOME AND EXPENDITURE ACCOUNT)
YEAR ENDED 31 DECEMBER 2023

	Note	Total Funds 2023 £	Total Funds 2022 £
INCOMING RESOURCES			
Incoming resources from generating funds:			
Activities for generating funds	2	39,192	35,318
Grant funding		16,000	15,605
Rental income	3	76,009	76,136
TOTAL INCOMING RESOURCES		<u>131,201</u>	<u>127,059</u>
RESOURCESEXPENDED			
Costs of generating funds:			
Fundraising trading: cost of goods sold and other costs	4	(4,617)	(3,213)
Charitable activities	5/6	(124,774)	(98,007)
TOTAL RESOURCESEXPENDED		<u>(129,391)</u>	<u>(101,220)</u>
NET OUTGOING RESOURCES FOR THE YEAR	7	1,810	25,839
Other gains/losses		—	—
NET MOVEMENT IN FUNDS/NET EXPENDITURE FOR THE YEAR		1,810	25,839
RECONCILIATION OF FUNDS			
Total funds brought forward		567,684	541,845
TOTAL FUNDS CARRIED FORWARD		<u>569,494</u>	<u>567,684</u>

The Statement of Financial Activities includes all gains and losses in the year and therefore a statement of total recognised gains and losses has not been prepared.

All of the above amounts relate to continuing activities.

The notes on pages 7 to 14 form part of these financial statements.

ALTNAVEIGH HOUSE TRUST (2005) LIMITED

BALANCE SHEET

31 DECEMBER 2023

		2023		2022
	Note	£	£	£
FIXED ASSETS				
Tangible assets	9		-	-
Investments	10		<u>650,000</u>	<u>650,000</u>
			<u>650,000</u>	<u>650,000</u>
CURRENT ASSETS				
Stocks	11	1,000		1,000
Debtors	12	22,514		12,343
Cash at bank		<u>27,224</u>		<u>45,137</u>
		50,738		58,480
CREDITORS: Amounts falling due within one year	13	<u>(78,494)</u>		<u>(88,046)</u>
NET CURRENT LIABILITIES			(27,756)	(29,566)
TOTAL ASSETS LESS CURRENT LIABILITIES			<u>622,244</u>	<u>620,434</u>
CREDITORS: Amounts falling due after more than one year	14		<u>(52,750)</u>	<u>(52,750)</u>
NET ASSETS			<u>569,494</u>	<u>567,684</u>
FUNDS				
UNRESTRICTED INCOME FUNDS:				
Unrestricted income funds	15	769,999		769,999
Revaluation reserve	15	<u>(200,505)</u>		<u>(202,315)</u>
TOTAL UNRESTRICTED INCOME FUNDS			<u>569,494</u>	<u>567,684</u>
TOTAL FUNDS			<u>569,494</u>	<u>567,684</u>

For the year ended 31 December 2023 the company was entitled to exemption under Section 477 of the Companies Act 2006 relating to small companies.
 No members have required the company to obtain an audit of its accounts for the year ended 31 December 2023 in accordance with section 476 of the Companies Act 2006.
 The trustees acknowledge their responsibility for complying with the requirements of the Act with respect to accounting records and for the preparation of accounts.

These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

The Balance sheet continues on the following page.
 The notes on pages 7 to 14 form part of these financial statements.

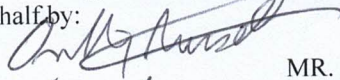
ALTNAVEIGH HOUSE TRUST (2005) LIMITED

BALANCE SHEET *(continued)*

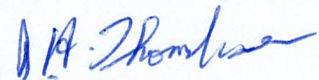
31 DECEMBER 2023

These financial statements were approved by the members of the committee on the 23 September 2024 and are signed on their behalf by:

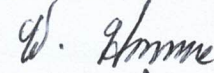
MR. A. G. RUSSELL



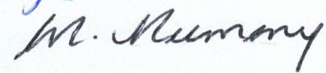
MR. J. H. THOMPSON



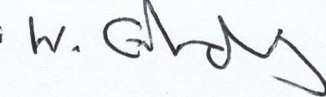
MR. W. HANNA



MRS. M. NUMMY



MR. W. GLENDINNING



Company Registration Number: NI057350

The notes on pages 7 to 14 form part of these financial statements.

ALTNAVEIGH HOUSE TRUST (2005) LIMITED

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 DECEMBER 2023

1. ACCOUNTING POLICIES

Basis of accounting

The financial statements have been prepared under the historical cost convention, except for investments which are included at market value and the revaluation of certain fixed assets, and in accordance with applicable United Kingdom accounting standards, the Statement of Recommended Practice "Accounting and Reporting by Charities" issued in March 2005 (SORP 2005) and the Companies Act 2006.

The charity has been dependent upon the support of capital grant funders in providing finance to construct the community resource centre. However, the amount of grant funding awarded has been insufficient to meet the total costs of constructing and fitting out the centre. Hence, in the absence of the trustees being able to source additional grant assistance, the Trust is now dependent upon the availability of bank debt and loan creditors to be able to continue its activities. This is exhibited by the significant net current liabilities position at the balance sheet date.

The Directors hope this year to consolidate the debt of the company into one loan, which at present is being negotiated.

Further to the closure of the community business the directors have taken steps to replace the activities of the community business with other activities. A number of new tenants have been secured, for example; British Red Cross, South Down Family Health Initiative, Paul Coulter Fitness.

The directors are seeking more tenants for the property. It is also hoped that funding may be obtained to upgrade the computer suite to allow its use by the community and increase revenue for the charity.

While considering the uncertainties described above, the trustees have a reasonable expectation that the charity will have adequate resources to continue in operational existence for the foreseeable future. For these reasons, they continue to adopt the going concern basis in preparing the annual report and accounts and these financial statements do not include any adjustments that would result from the going concern basis of preparation being inappropriate.

Cash flow statement

The trustees have taken advantage of the exemption in Financial Reporting Standard No 1 (revised) from including a cash flow statement in the financial statements on the grounds that the charity is small.

ALTNAVEIGH HOUSE TRUST (2005) LIMITED

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 DECEMBER 2023

1. ACCOUNTING POLICIES *(continued)*

Donations and grants

Income from donations and grants, including capital grants, are included in incoming resources when receivable, except as follows:

When donors specify that donations and grants given to the company must be used in future accounting periods, the income is deferred until those periods.

When donors impose conditions which have to be fulfilled before the charity becomes entitled to us such income, the income is deferred and not included in incoming resources until the preconditions for use have been met.

When donors specify that donations and grants, including capital grants, are for particular purposes, which do not amount to preconditions regarding entitlement, this income is included in incoming resources of restricted funds when receivable.

The value of services provided by volunteers has not been included.

Capital grants

Capital grants are not recognised through the statement of financial activities, rather being initially recognised as liabilities until the conditions of such grant funding have expired.

Capital grants received are released to the statement of financial activities in the period over which the related capitalised assets are depreciated.

Commitments and use of designated funds

Designated funds are unrestricted funds earmarked by the trustees for particular purposes.

Resources expended

Resources expended are included in the statement of Financial Activities on an accruals basis, inclusive or any VAT which cannot be recovered.

Certain expenditure is directly attributable to specific activities and has been included in those cost categories. Certain other costs, which are attributable to more than one activity, are apportioned across cost categories on the basis of an estimate of the proportion of time spent by staff on those activities.

Fixed assets

All fixed assets are initially recorded at cost.

Assets under the course of construction are not depreciated until they are completed and brought into economic use, at which point they are transferred to the appropriate fixed asset heading.

ALTNAVEIGH HOUSE TRUST (2005) LIMITED

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 DECEMBER 2023

1. ACCOUNTING POLICIES *(continued)*

Depreciation

Depreciation is calculated so as to write off the cost of an asset, less its estimated residual value, over the useful economic life of that asset as follows:

Equipment	- over 10 years
Fixtures and fittings	- over 10 years

Investment properties

An investment property is an interest in land and/or buildings where the construction work and development have been completed and the interest is held for its investment potential, with any rental income being negotiated at arms length. Investment properties are held for the long term with the overall intention of recognising income and capital growth for the charity. Investment properties are included in the balance sheet at their open market value.

Depreciation is not charged on investment properties as it is the current value of such properties and changes to those values that are the key measures of performance. This treatment may be a departure from the requirements of the Companies Act concerning depreciation of fixed assets. However, those properties are not held for consumption but for investment and the directors consider that systematic annual depreciation would be inappropriate. The accounting policy is, therefore, necessary for the accounts to give a true and fair view.

The community resource centre has been recognised in the financial statements as an investment property.

Stocks

Stocks are valued at the lower of cost and net realisable value, after making due allowance for obsolete and slow moving items.

Fund accounting

Funds held by the charity are either:

Unrestricted general funds - these are funds which can be used in accordance with the charitable objects at the discretion of the directors.

Designated funds - these are funds set aside by the directors out of unrestricted funds for specific future purposes or projects.

Restricted funds - these are funds that can only be used for particular purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

ALTNAVEIGH HOUSE TRUST (2005) LIMITED

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 DECEMBER 2023

2. INCOMING RESOURCES FROM ACTIVITIES FOR GENERATING FUNDS

	Unrestricted Funds £	Total Funds 2023 £	Total Funds 2022 £
Fundraising income	-	-	-
Grant	16,000	16,000	15,605
Project funding	39,192	39,192	35,318

3. RENTAL INCOME

	Unrestricted Funds £	Total Funds 2023 £	Total Funds 2022 £
Income from UK investment properties	76,009	76,009	76,136

4. FUNDRAISING TRADING: COST OF GOODS SOLD AND OTHER COSTS

	Unrestricted Funds £	Total Funds 2023 £	Total Funds 2022 £
Fundraising costs	4,617	4,617	3,213

5. COSTS OF CHARITABLE ACTIVITIES BY FUND TYPE

	Unrestricted Funds £	Total Funds 2023 £	Total Funds 2022 £
Community resource facilities	124,774	124,774	98,007

6. COSTS OF CHARITABLE ACTIVITIES BY ACTIVITY TYPE

	Community resource facilities £	Total Funds 2023 £	Total Funds 2022 £
Community resource facilities	124,774	124,774	98,007

7. NET OUTGOING RESOURCES FOR THE YEAR

This is stated after charging:

	2023 £	2022 £
Depreciation	-	-

8. STAFF COSTS AND EMOLUMENTS

There were no salaries paid to employees, during the year.

ALTNAVEIGH HOUSE TRUST (2005) LIMITED

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 DECEMBER 2023

9. TANGIBLE FIXED ASSETS

	Equipment £	Fixtures & Fittings £	Total £
COST			
At 1 January 2023	2,068	60,902	62,970
Additions	0	0	0
	<u>2,068</u>	<u>60,902</u>	<u>62,970</u>
At 31 December 2023			
	<u>2,068</u>	<u>60,902</u>	<u>62,970</u>
DEPRECIATION			
At 1 January 2023	2,068	60,902	62,875
Charge for the year	-	-	-
	<u>2,068</u>	<u>60,902</u>	<u>62,875</u>
At 31 December 2023			
	<u>2,068</u>	<u>60,902</u>	<u>62,875</u>
NET BOOK VALUE			
At 31 December 2023	-	-	-
At 31 December 2022	-	-	-

10. INVESTMENTS

Movement in market value

	2023 £	2022 £
Market value at 1 January 2023	650,000	650,000
Net gains on revaluations in the year ended 31 December 2023	-	-
Market value at 31 December 2023	<u>650,000</u>	<u>650,000</u>
Historical cost at 31 December 2023	<u>958,607</u>	<u>958,607</u>

Analysis of investments at 31 December 2023 between funds

	Total Funds 2023 £	Total Funds 2022 £
Other investments		
UK Investment Property	<u>650,000</u>	<u>650,000</u>

The charity's community resource centre is held in designated funds.

The market value of investment property/community resource centre owned by the Trust was assessed by Mr Ian Hall, BSc (Hons) MRICS, of Hanna Hillen Estates on 16th June 2011.

Hanna Hillen Estates is a business in which Mr David Hanna, a related party of the Trust, is involved.

ALTNAVEIGH HOUSE TRUST (2005) LIMITED

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 DECEMBER 2023

11. STOCKS

	2023	2022
	£	£
Stock	<u>1,000</u>	<u>1,000</u>

12. DEBTORS

	2023	2022
	£	£
Trade debtors	21,275	11,104
Other debtors	<u>1,239</u>	<u>1,239</u>
	<u>22,514</u>	<u>12,343</u>

13. CREDITORS: Amounts falling due within one year

	2023	2022
	£	£
Bank loans and overdrafts	50,804	61,226
Other creditors	25,500	25,500
Accruals	<u>2,190</u>	<u>1,320</u>
	<u>78,494</u>	<u>88,046</u>

14. CREDITORS: Amounts falling due after more than one year

	2023	2022
	£	£
Bank loans and overdrafts	—	—
Other long term loans	<u>52,750</u>	<u>52,750</u>
	<u>52,750</u>	<u>52,750</u>

15. UNRESTRICTED INCOME FUNDS

	Balance at 1 January 2023	Incoming resources	Outgoing resources	Balance at 31 December 2023
	£	£	£	£
Designated Fund - Community Resource Building Fund	(202,315)	131,201	(129,391)	(200,505)
Designated Fund - Community Resource Building Capital Grants	<u>769,999</u>	<u>—</u>	<u>—</u>	<u>769,999</u>
	<u>567,684</u>	<u>131,201</u>	<u>(129,391)</u>	<u>569,494</u>

ALTNAVEIGH HOUSE TRUST (2005) LIMITED

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 DECEMBER 2023

15. UNRESTRICTED INCOME FUNDS *(continued)*

The trustees have reflected the resources arising from and applied to the Community Resource Building as a designated fund.

The trustees have considered the accounting treatments for the capital grants in light of the letters of offer received from the grant donors and, accordingly, have treated capital grants as being unrestricted, given that the community resource building is complete, but are to be accounted for as designated funds. The trustees are unaware of any "continuing use" condition attached to any grant offers which would render such a grant as a restricted capital endowment fund.

For the purposes of clarity, a separate designated fund has been established for the capital grants received. As the community resource facility is treated as an investment property the designated fund is not amortised as no depreciation is charged on the building.

Included within the capital grants designated fund are grants receivable as follows:

	Grant Received £	Grant Receivable £	Total Recognised £
RDC Building Sustainable Prosperity Programme	217,512	nil	217,512
RDC/IFI Rural Development Programme	237,694	19,793	257,487
Newry and Mourne District Council	200,000	nil	200,000
Office of the First Minister and Deputy First Minister	65,000	nil	65,000
Altnaveigh LOL No. 37	30,000	nil	30,000
TOTAL	750,206	19,793	769,999

Grants receivable have been secured by a number of the funding bodies by way of all monies legal charges and all monies debenture on lands and premises at Downshire Road, Newry.

Included within designated funds is a negative investment revaluation reserve of £308,607 (2022 – £308,607). The charity has applied the alternative accounting rules in accounting for its community resource centre as an investment property. Consequently, revaluation gains and temporary deficits are reflected through the investment revaluation reserve. The significant change in the market value of the community resource centre has resulted in the investment revaluation reserve reflecting a negative balance. However, the trustees consider that, due to the limited activity in the property market and lack of finance, the fall in value is not permanent.

ALTNAVEIGH HOUSE TRUST (2005) LIMITED

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 DECEMBER 2023

16. ANALYSIS OF NET ASSETS BETWEEN FUNDS

	Tangible fixed assets £	Net current liabilities £	Long term liabilities £	Total £
Unrestricted Income Funds	<u>650,000</u>	<u>(27,756)</u>	<u>(52,750)</u>	<u>569,494</u>
Total Funds	<u>650,000</u>	<u>(27,756)</u>	<u>(52,750)</u>	<u>569,494</u>

17. CONTINGENCIES

The Community Resource Building fund is in receipt of capital grants from various public and other organisations. Certain grant providers have included claw-back provisions within the terms of funding which could result in at least a proportion of the grant monies being repayable to the funder if, for example, the building was to be sold within a specified period of time from the date of original grant.

18. RELATED PARTY TRANSACTIONS

During prior periods members of the charity's key management loaned the charity funds. At the balance sheet date the charity owed those persons £25,000 (2022 - £25,000).

19. COMPANY LIMITED BY GUARANTEE

The company does not have a share capital, rather being limited by guarantee.