



ABC Health & Leisure Trust

ABC Health & Leisure Ltd.

## Annual Report for Year Ending October 2023

ABC held its last Annual General Meeting on Wed 6th Oct 2022.

This document represents the Annual Report for ABC Health and Leisure Trust & ABC Health and Leisure Ltd for the period November 2022 – October 2023

### **Operational & Board Activities**

The Board held 7 meetings throughout the year and the focus of each meeting was to ensure the programme of development was progressing as planned for the new Health, Leisure, and Education Hub. This included our representation on both the Project Management Board and Project Steering Group meetings on a monthly bases.

Throughout the year we have continued to engage with all tenants, keeping them fully informed and updated on all work relating to the capital build and providing them with the opportunity to empower their organisations to be ready for the Big Move into a state-of-the-art facility.

The Board coordinated and managed the decant of existing tenants from the current site to the new Phase 1 of the Hub, this was successfully completed on 24<sup>th</sup> October 2023. This decanting process required a plan of works, agreement of timescales and financial support for tenants.

This year also saw a drive towards succession planning and the recruitment of new Directors for ABC Ltd. We were awarded Awards for All (A4A) funding to provide relevant training to and upskilling of 6/7 new Directors. This training commenced in April 2023.

**Funding – secured** for the Capital Build, Flax Trust, Urban Villages, DfC, DfI and BCC. Total funding secured stands at close to £7M

Urban Villages Social Value Fund - £40K has been allocated to our Capital Build to support current Tenants and ABC Trust / Ltd with Events, Activities and Training needs that will strengthen delivery of projects / programmes from the outset.

### **Energy Health Improvement Scheme**

The issues of fuel poverty and rising electricity prices have been widely reported as impacting on the quality of life in our communities. ABC Trust are exploring the potential for new technologies, especially solar panels (PV cells) combined with battery storage technologies to alleviate these growing difficulties. ABC Trust are committed to focus on and improving health outcomes for the community. It is undoubtedly the case that pollution caused by excessive fossil fuel use and especially through petrol/diesel vehicle use is a significant contributor to poor health outcomes. ABC therefore are interested in developing and progressing the feasibility of the concept; ABC proposes to complete an initial tranche of 25 houses. Each unit would be fitted with an array of PV panels connected both to a storage battery and to the NIE Networks grid. Implementation and ongoing management of the project would be undertaken by an experienced implementer of PV/electric storage and grid connection solutions. We have assumed that the feasibility study will take place over a 2 year period.

### **ABC New Hub Construction – on site**

Phase 1 commenced May 2022 and completed October 2023. Phase 2 is currently underway and is due for completion Autumn 2024.

### **Holy Cross Boys Pitch Development**

The pitch development was initially parked during the year. However, an IFA funding opportunity allowed for further engagement with HCB School Principal and the Down and Conor Diocese. Although the IFA Application did not progress it is considered that Urban Villages (UV) may support this development in Round 2 applications. Flax Trust are willing to commit £500k to support development of the Project. As a result, the Trust resubmitted for Planning Permission and a 10-year lease was secured from the Diocese (subject to renegotiation). We hope to be spade ready for an Urban Villages Round 2 application.

### **Existing Tenants**

The Board has had to deal with quite difficult situations with regards to two of its existing tenants and decisions were made in October with regards to lease offers for both tenants regarding the new facility.

## **Board Activities**

1. Working with our current tenants to ensure effective service delivery. This included reporting on weekly meetings with building caretaker and tenants and monthly meetings with bookkeeper to review financial performance.
2. Working with Community and political stakeholders to explain and further the mission of the Trust. To this end meetings were held throughout the year with the Ministers and senior officials of both the Urban Villages Initiative & TEO, the Department for Communities, Department for Infrastructure, BCC and Flax Trust on Funding, and the proposed structures set up to deliver the capital build programme with BCC being the delivery partner.
3. Charge on the Deed – due to the significant levels of Public Funding, ABC Trust had to engage in a legal process that resulted in government taking a charge on the Deed for the new ABC Hub, this was completed in early 2023.
4. Monthly Steering Group and Project Management Board meetings of the Hub development are attended by 2 Trustees on behalf of ABC Trust.
5. ArdBone Festival – ABC continues to support the festival and promotes excellent Good Relations programmes delivered during Festival Week.
6. Insurance – meetings with the Insurance Company due to completion of Phase 1 of the Hub. This was completed and our Insurance Commenced 1<sup>st</sup> November 2023.

## **Financial Report**

Finances – Our accounts for the year end /03/2023 have been prepared in accordance with Companies House Act 2006 and are attached for the Board to review and approve at the AGM.

## **Final Comments**

The Board wishes to thank all involved with this major transformational capital development for our community and the wider North Belfast community. A special thanks to Joe Hinds Urban Villages, to Boyd Partnership, our Design Team, to our Phase 1 funders Flax Trust and DfC. To our Finance Team Claire and Derek our Accountant. A special thank you to our Caretaker Liam, who continues to work tirelessly for us.

End Report.

Signed: \_\_\_\_\_ Chairperson

Date: 30/11/2023