

Registered number: 06780453
Charity number: 1127466

Island Health Trust
(A Company Limited by Guarantee)

Trustees' Report and Financial Statements

For the Year Ended 31 March 2020



Island Health Trust
(A Company Limited by Guarantee)

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Island Health Trust
(A Company Limited by Guarantee)

Reference and Administrative Details of the Company, its Trustees and Advisers
For the Year Ended 31 March 2020

Trustees

Mavis Wenham
Jocelyn Braun
Elaine Bagshaw
Candida Ronald (appointed 1 June 2019)
Dr Shera Chok (appointed 14 February 2020)

Company secretary

Sangita Patel

Company registered number

06780453

Charity registered number

1127466

Registered office

Thames House
Roman Square
Sittingbourne
Kent
ME10 4BJ

Independent auditors

Alliotts
Chartered Accountants
Statutory Auditors
Imperial House,
8 Kean Street,
London.
WC2B 4AS

Bankers

CAF Bank Limited
PO Box 289
West Malling
ME19 4TA

Solicitors

Winckworth Sherwood LLP
Minerva House
5 Montague Cl
London
SE1 9DF

Island Health Trust
(A Company Limited by Guarantee)

Trustees' Report
For the Year Ended 31 March 2020

The trustees present their annual report together with the audited financial statements of Island Health Trust for the year 1 April 2019 to 31 March 2020.

The financial statements comply with the Charities Act 2011, the Companies Act 2006, the Memorandum and Articles of Association, 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) (effective 1 January 2015).

Since the company qualifies as small under section 383, the strategic report required of medium and large companies under The Companies Act 2006 (Strategic Report and Director's Report) Regulations 2013 is not required.

This Trustees' Report provides an overview of the charity's activities, developments, achievements, and financial performance for the year to 31 March 2020 as well as plans for the future. It also sets out the historical context of the organisation. The report from the auditors, together with financial statements for the year follow.

Structure, governance, management, and charitable status

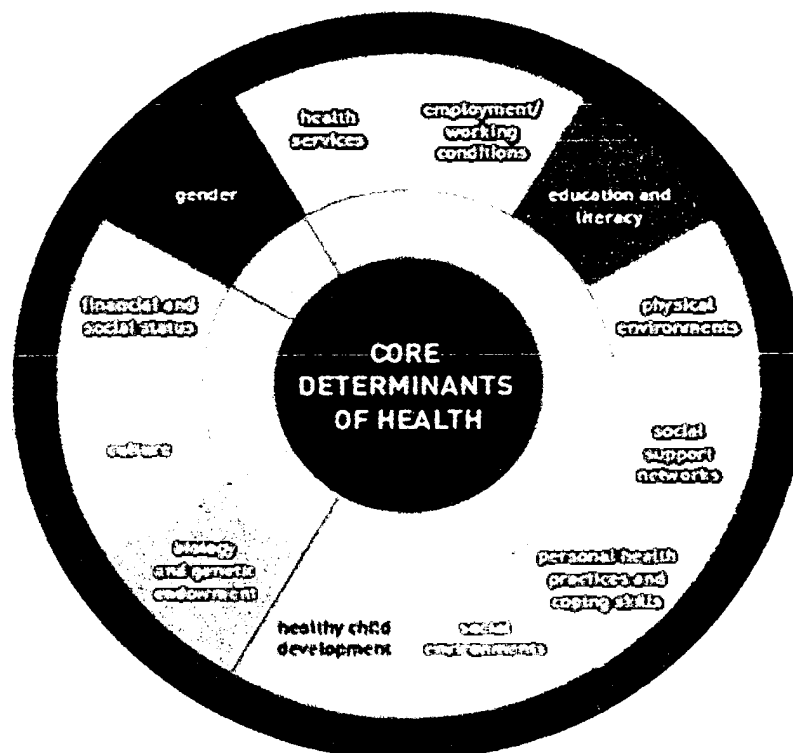
Island Health Trust is a company limited by guarantee. It was first set up as an unincorporated entity and registered charity called the Island Health Charitable Trust, formed under a declaration of Trust dated 12 February 1992.

Island Health Trust was incorporated on 28 December 2008 and on 1 April 2009 the unincorporated Island Health Charitable Trust transferred all its assets to IHT, and IHT agreed to take on all the liabilities of the trustees of the Island Health Charitable Trust. The assets included the freehold and under leasehold interests in the property known as Island Health Centre, 145 East Ferry Road, London E14 3AY. The freehold is subject to a peppercorn lease granted to Asda Stores which expires in 2107.

Purpose and aims - who we are and what we exist to do?

Island Health Trust's (IHT) objects are to improve the health of both the population of the London Borough of Tower Hamlets and Newham by actively participating at a primary health level. The provision of the Health Centre is clearly included within the IHT objects, however, IHT is not permitted to subsidise the public sector.

We use the World Health Organisation's (WHO) Determinants of Health to frame the focus of our work in improving the health of both our beneficiary populations, as illustrated in the following chart.



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For the Year Ended 31 March 2020

These wider determinants of health are a diverse range of social, economic and environmental factors which impact on people's health. They determine the extent to which different individuals have the physical, social and personal resources to identify and achieve goals, meet their needs and deal with changes to their circumstances.

The Board decides the general policy, specific criteria and targets for grant making to ensure that they reflect the Trust's aims and also advance the public benefit. Trustees always give due regard to the Charity Commission's general guidance.

Appointment of Trustees

New Trustees are appointed by existing Trustees having regard to the mix of skills and relevant experience of the Board. Prospective Trustees are invited to meet fellow Trustees and, if appointed, are provided with information relating to the aims of the charity and are made aware of the responsibilities that Trusteeship involves. Trustees are kept informed of new internal and external developments by regular reports, meetings, presentations, and information that is relevant to the Charity and to their work as Trustees. All Trustees give of their time freely and without any remuneration.

The Island Health Centre

In addition to improving health through the wider health determinants and, in particular, primary care interventions that are prevention and first intervention, IHT owns a Health Centre at Crossharbour on the Isle of Dogs.

This Health Centre houses GPs, Dentists and Health Visitors who in turn provide a range of health and wellbeing services to the local population on the Isle of Dogs.

What we did in 2019/20

a. Year of Stability

After an extended period of engagement and cooperation with the Charity Commission investigation, the Commission took the decision to discharge the Interim Managers (IMs) on 23 March 2020. The trustees have recognised the relevance of the Interim Managers' work and have indicated that they are in a position to move forward and consider the options available, in order to pursue a claim on behalf of the charity as they see fit. In light of this the Commission's appointment of the Interim Managers is no longer necessary and it will be for the Trustees to pursue the claim on behalf of the charity in the most appropriate and cost effective way, which is in the best interests of the charity. The Statutory Inquiry remains open but has been placed on hold subject to regular updates from the Trustees.

After the successful recruitment of local Trustees in 17/18 and them becoming an integral part of the running of the Trust through 18/19, the Trust was able to follow up on its commitment to continue its recruitment effort by appointing two more outstanding local Trustees this year, both of whom bring highly valued experience and expertise to the Trust. After committing to work with a key stakeholder, Tower Hamlets Council, on appointing a Councillor to the Board, we were fortunate to appoint Candida Ronald in June 2019. We were also able to achieve our target of appointing another Trustee with relevant health expertise and knowledge in the shape of Dr Shera Chok who was appointed in February 2020.

One of the key areas of focus in 2019/20 has been the stabilization of the Trust's finances. In particular, it was important to the Trustees to achieve a reduction in expenditure as a measure to counter the effect of reduced rental revenues.

The Board are happy to report a successful reduction in spend and the stabilization of ongoing costs. Whilst the Board has continued the cost reduction and management measures in 19/20, the focus needed to shift to stabilizing future revenues and ensuring that the Charity is well placed to continue to make its contribution to charitable causes and deliver the Charity's strategy in the short, medium and long term.

The Charity's assets continued to be managed in the face of reduced revenues resulting from extended period of vacancy of the 1st floor of the Charity's building. Significant investment in the Health Centre has also been made to avoid any adverse impact on the current occupants and to ensure that the building continues to be serviced to the highest standard.

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Trustees' Report
For the Year Ended 31 March 2020

b. Grants

The charity has re-evaluated its focus on grants allocated for the year compared to the other years. IHT's grant giving was in the first stage and formed the primary focus of its activities during 2017/18, but as noted above this approach is under review and consideration through 2019. The Trust is in active and advanced discussions with a number of parties to explore partnering in an extensive community-based health project, using the first floor of the Heath Centre as the base of operations.

Our grant-giving spend decreased in 2019/20 from £48,650 to £24,413. The money has been spent in the following two areas:

- **Grants to the GPs:** A continuation of the grant to the GPs of £6,840 to support the provision of complementary therapies offered by the practice team to its patients. Sessions to patients are offered through GP referrals of free osteopathy, massage, and acupuncture sessions to be provided throughout the year.
- **Food Academy:** As reported last year, the Food Academy programme was delayed due to Food Academy experiencing resource challenges and difficulties finding appropriate participants. A portion of the cost was seen in 2018/19 with other portions of the grant, that being £17,573, falling into 2019/20. There are no further funds to be paid on this programme and no current plans to extend or repeat the programme.

c. Health Centre

Current occupants in the Island Health Centre are health and wellbeing organisations; the NHS, social enterprises and private health organisations who all continue on commercial property leases. As mentioned in paragraph b above, the Trust is currently in active discussions on who can play an active role in improving and broadening the range of social prescribing interventions and/or education offerings for local people and service providers. There are advanced discussions with a number of stakeholders to explore possibilities of using some of the space for them for working towards supporting health and general wellbeing for people who live in Tower Hamlets and Newham. Whilst progress has been delayed due to Covid-19, the Trust commits to progressing these conversations in order to use the first floor to exploit opportunities to help vulnerable people through supported programmes.

d. Additional 2019/20 Expenditure

Contractors

In 2019 the Charity took the decision to appoint a new Facilities Management company. Kemsley LLP's contract was out of term and they were unable to offer terms or performance assurances that would have enabled the Charity to re-contract with them. As such the contract with Kemsley LLP has been terminated and have been replaced with a 12-month contract with TSP (Third Sector Property) who specialize in supporting charities.

What we plan to do in 2020/21

Moving into 2020/21, the Charity remains in a strong cash position. This will enable the Trustees to focus on ensuring the quality provision of the Health Centre requirements and allow us to explore how space can be used effectively for community-based benefit going into 2020/21

a. Grants

For the grants programme: The management of grants is a costly and time-consuming activity and the work required to get a tangible measurable impact and return is considerable. As such the Trust has no plans to issue grants in 2020/21 but instead will continue to progress its focus on how space in the property can be used for similarly beneficial causes and activities as soon as Covid-19 restrictions allow.

b. Health Centre

Using building reserves designated fund for the Health Centre, the Trust has plans for building upgrades and modernization. The entire boiler has been replaced along with the heating system at the Centre. The Charity will continue to work on improvements to the property.

c. Measuring our impact

The trustees will look to continue to review how impact can be measured through working with local health care professionals, in particular in identifying how the property can best be used in a way to maximise benefit in the local community and ensure that the Trust's funds are put to its most efficient use. The Trustees will continue to focus on how the Trust focuses on ensuring it is giving clear consideration to the objects specific to how it contributes to improving the health of both the population of the London Borough of Tower Hamlets and Newham.

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Trustees' Report
For the Year Ended 31 March 2020

e. Managing Costs and enhancing income

IHT is focused fully on proactively managing costs and performance of suppliers and partners, ensuring that the Charity gets value for money. Significant reductions in operating costs have been achieved since November 2018 and these costs will continue to be managed very carefully throughout 2020/21.

Financial review

The charity's financial results for the year ended 31 March 2020 are presented in the Statement of Financial Activities (SoFA) of these accounts. The result for the year before the gain on revaluation of the investment property was a net expenditure of £25,620, which was well inside what was budgeted for and significantly reduced to 20% of the net expenditure of £122,781 reported in 2018/19. The result after the revaluation gain of £592,500 was a net increase in funds of £566,880.

The net asset and fund position remained healthy at 31 March 2020 with the charity holding total reserves of £3.67m (2019: £3.1m).

Our reserves policy

The trustees recognize the need to manage and mitigate its key risk of revenue shortfall and put in place a reserves policy to ensure that sufficient free reserves are available to offset its main risk, which is losing tenants of the Health Centre without adequate notice. The charity therefore aims to maintain free reserves equal to at least one year's annual income. This would give sufficient time to find replacement tenants.

At 31 March 2020 the charity's free reserves (being total funds less designated funds and the net book value of fixed assets) amounted to £729,629 (2019: £728,703) and these have been invested appropriately to maximise the return on the monetary assets without placing these at risk.

Designated Funds

The charity holds a designated 'fabric' fund, as explained in note 14 to the financial statements, which represents funds set aside in order to meet the costs of improvement to the Health Centre. For 2019/20, the fund has reduced to £95,838 (2019: £120,838).

Risk Assessment

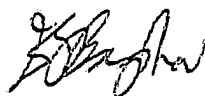
The trustees have examined the major risks to which the charity could be exposed with a view to establishing systems to mitigate the risks and put in place a reserves policy. The reserves policy is to have sufficient free reserves to offset its main risk, which is that of losing the main tenant in the Health Centre without adequate notice.

The trustees' assessment is that the risk of fraud at IHT is at a very low level in view of the nature of its operations and activities. The process that was used to reach this conclusion was proportionate in nature and depth to the size of the organisation, level of financial risk and complexity.

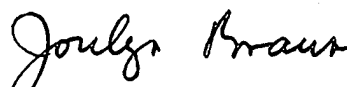
Disclosure of Information to Auditors

The trustees confirm their approval of this report confirm that, so far as they are individually aware, there is no relevant audit information of which the charity's auditors are unaware; and each trustee has taken all steps that they ought to have taken as a director to make themselves aware of any relevant audit information and to establish that the charity's auditors are aware of that information.

Signed on behalf of the Board of Trustees on 29 March 2021 by:



Elaine Bagshaw,
Trustee



Jocelyn Braun
Trustee

Island Health Trust
(A company limited by guarantee)

Statement of trustees' responsibilities
For the Year Ended 31 March 2020


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

Company law requires the trustees to prepare financial statements for each financial year. Under company law the trustees 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 company and of its incoming resources and application of resources, including its income and expenditure, 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 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 company will continue in business.

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

Approved by order of the members of the board of trustees on 29 March 2021 and signed on its behalf by:



Elaine Bagshaw


Jocelyn Braun
Trustee

Island Health Trust
(A company limited by guarantee)

Independent Auditors' Report to the Members of Island Health Trust

Opinion

We have audited the financial statements of Island Health Trust (the 'charitable company') for the year ended 31 March 2020 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 March 2020 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 Companies Act 2006.

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.

Conclusions relating to going concern

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the trustees' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the trustees have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the charitable company's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

Other information

The trustees are responsible for the other information. The other information comprises the information included in the Annual report, other than the financial statements and our Auditors' report thereon. 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.

In connection with our audit of the financial statements, 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 audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. 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.

Opinion on other matters prescribed by the Companies Act 2006

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

- the information given in the Trustees' Report for the financial year for which the financial statements are prepared is consistent with the financial statements.
- the Trustees' Report has been prepared in accordance with applicable legal requirements.

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Independent Auditors' Report to the Members of Island Health Trust (continued)

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 Trustees' Report.

We have nothing to report in respect of the following matters in relation to which Companies Act 2006 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 trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the trustees 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 Trustees' Report and from the requirement to prepare a Strategic Report.

Responsibilities of trustees

As explained more fully in the Trustees' responsibilities statement, the trustees (who are also the directors of the charitable company for the purposes of company law) 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 trustees 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 trustees 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 trustees 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.

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.

Use of our report

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. 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.



Stephen Meredith FCA DChA (Senior statutory auditor)
for and on behalf of
Alliotts LLP
Chartered Accountants
Statutory Auditors
Imperial House
8 Kean Street
London.
WC2B 4AS

Island Health Trust
(A company limited by guarantee)

Statement of financial activities (incorporating income and expenditure account)
For the Year Ended 31 March 2020

	Note	Unrestricted funds 2020 £	Total funds 2020 £	Total funds 2019 £
Income from:				
Charitable activities	3	169,672	169,672	178,131
Investments	4	1,337	1,337	904
Total income		171,009	171,009	179,035
Expenditure on:				
Charitable activities:	6			
Grants payable		24,413	24,413	48,650
Support costs		172,216	172,216	253,166
Total expenditure		196,629	196,629	301,816
Net movement in funds before other recognised gains		(25,620)	(25,620)	(122,781)
Other recognised gains:				
Gains on revaluation of fixed assets	11	592,500	592,500	-
Net movement in funds		566,880	566,880	(122,781)
Reconciliation of funds:				
Total funds brought forward		3,102,753	3,102,753	3,225,534
Net movement in funds		566,880	566,880	(122,781)
Total funds carried forward		3,669,633	3,669,633	3,102,753

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

The notes on pages 11 to 18 form part of these financial statements.

Island Health Trust
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Registered number: 06780453


Balance Sheet
As at 31 March 2020

	Note	2020 £	2019 £
Fixed assets			
Tangible assets	10	1,666	3,212
Investment property	11	2,842,500	2,250,000
		<u>2,844,166</u>	<u>2,253,212</u>
Current assets			
Debtors	12	50,895	56,037
Cash at bank and in hand		906,825	939,069
		<u>957,720</u>	<u>995,106</u>
Creditors: amounts falling due within one year	13	(132,253)	(145,565)
Net current assets		<u>825,467</u>	<u>849,541</u>
Total net assets		<u><u>3,669,633</u></u>	<u><u>3,102,753</u></u>
Charity funds			
Restricted funds	14	-	-
Unrestricted funds	14	3,669,633	3,102,753
Total funds		<u><u>3,669,633</u></u>	<u><u>3,102,753</u></u>

The trustees 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 trustees and signed on their behalf by:



Elaine Bagshaw
Trustee


Jocelyn Braun
Trustee

Date: 29 March 2021

The notes on pages 11 to 18 form part of these financial statements.

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Notes to the Financial Statements
For the Year Ended 31 March 2020

1. General information

- Island Health Trust is a charitable company limited by guarantee, registered in England and Wales. Its registered office is Thames House, Roman Square, Sittingbourne, Kent, ME10 4BJ. The members of the company are the trustees named on page 1.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared in accordance with the Charities SORP (FRS 102) - 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) (effective 1 January 2019), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

Island Health Trust meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

2.2 Income

All income is recognised once the company has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably.

2.3 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably.

Expenditure on charitable activities is incurred on directly undertaking the activities which further the company's objectives, as well as any associated support costs.

Grants payable are charged in the year when the offer is made except in those cases where the offer is conditional, such grants being recognised as expenditure when the conditions attaching are fulfilled. Grants offered subject to conditions which have not been met at the year end are noted as a commitment, but not accrued as expenditure.

2.4 Tangible fixed assets and depreciation

Tangible fixed assets costing £500 or more are capitalised and recognised when future economic benefits are probable and the cost or value of the asset can be measured reliably.

Tangible fixed assets are initially recognised at cost. After recognition, under the cost model, tangible fixed assets are measured at cost less accumulated depreciation and any accumulated impairment losses. All costs incurred to bring a tangible fixed asset into its intended working condition should be included in the measurement of cost.

At each reporting date the company assesses whether there is any indication of impairment. If such indication exists, the recoverable amount of the asset is determined to be the higher of its fair value less costs to sell and its value in use. An impairment loss is recognised where the carrying amount exceeds the recoverable amount.

Depreciation is charged so as to allocate the cost of tangible fixed assets less their residual value over their estimated useful lives, using the straight-line method.

Depreciation is provided on the following basis:

Office equipment	-	25%
Computer equipment	-	33%

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Notes to the Financial Statements
For the Year Ended 31 March 2020

2. Accounting policies (continued)

2.5 Investments

The investment property is included at fair value. Gains are recognised in the Statement of Financial Activities.

2.6 Financial instruments

The company 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 with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

2.7 Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the trustees in furtherance of the general objectives of the company and which have not been designated for other purposes.

Designated funds comprise unrestricted funds that have been set aside by the trustees for particular purposes. The aim and use of each designated fund is set out in the notes to the financial statements.

3. Income from charitable activities

	Unrestricted funds 2020 £	Total funds 2020 £	Total funds 2019 £
Rental income	169,672	169,672	178,131
<i>Analysis of 2019 total by fund</i>	178,131	178,131	

4. Investment income

	Unrestricted funds 2020 £	Total funds 2020 £	Total funds 2019 £
Bank interest	1,337	1,337	904
<i>Analysis of 2019 total by fund</i>	904	904	

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Notes to the Financial Statements
For the Year Ended 31 March 2020

5. Analysis of grants

	Grants to Institutions 2020 £	Total funds 2020 £	Total funds 2019 £
Grants payable	24,413	24,413	48,650
<i>Total 2019</i>	<i>48,650</i>	<i>48,650</i>	

The company has made the following material grants to institutions during the year:

	2020 £	2019 £
Name of institution		
Island House Community Centre	-	30,000
Food Academy UK Limited	17,573	12,925
Island Health Practice	6,840	5,725
	24,413	48,650

6. Analysis of expenditure on charitable activities

Summary by fund type

	Unrestricted funds 2020 £	Total funds 2020 £	Total funds 2019 £
Promote the provision of primary health care	196,629	196,629	301,816
<i>Total 2019</i>	<i>301,816</i>	<i>301,816</i>	

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Notes to the Financial Statements
For the Year Ended 31 March 2020

7. Analysis of expenditure by activities

	Grant funding of activities 2020 £	Support costs 2020 £	Total funds 2020 £	Total funds 2019 £
Promote the provision of primary health care	24,413	172,216	196,629	301,816
<i>Total 2019</i>	<i>48,650</i>	<i>253,166</i>	<i>301,816</i>	

Analysis of support costs

	Total funds 2020 £	Total funds 2019 £
Executive services	48,450	43,975
Professional fees	13,110	57,722
IT equipment and support	2,327	25,107
Consultancy	-	12,662
Audit fees	4,000	3,700
Meeting costs	-	27,277
Insurance	4,952	7,136
Public sector and Charity Commission engagement	10,150	12,749
Service charges	61,489	60,496
Property maintenance	25,000	-
Sundry	1,192	796
Depreciation	1,546	1,546
	<u>172,216</u>	<u>253,166</u>

8. Auditors' remuneration

	2020 £	2019 £
Fees payable to the company's auditor for the audit of the company's annual accounts	<u>4,000</u>	<u>3,700</u>

9. Trustees' remuneration and expenses

During the year, no trustees received any remuneration or other benefits (2019 - £Nil).

During the year ended 31 March 2020, no trustee expenses have been incurred (2019 - £2,886).

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Notes to the Financial Statements
For the Year Ended 31 March 2020

10. Tangible fixed assets

	Office equipment £	Computer equipment £	Total £
Cost or valuation			
At 1 April 2019	481	5,175	5,656
At 31 March 2020	481	5,175	5,656
Depreciation			
At 1 April 2019	120	2,324	2,444
Charge for the year	120	1,426	1,546
At 31 March 2020	240	3,750	3,990
Net book value			
At 31 March 2020	241	1,425	1,666
At 31 March 2019	361	2,851	3,212

11. Investment property

	Freehold investment property £
Valuation	
At 1 April 2019	2,250,000
Surplus on revaluation	592,500
At 31 March 2020	2,842,500

The trust owns the freehold of land on which the Health Centre is sited and the adjoining land extending to the East Ferry Road. This freehold, however, is subject to a lease to ASDA stores expiring on 15 July 2107. In turn ASDA sub-lease back to the trust that part of the land on which the buildings and car park are sited. This sub-lease expires on 14 July 2107.

The trustees have concluded that it is appropriate to include the carrying value of the investment property at £2.84m based on the most recent formal valuation received (January 2021). The trustees believe that this is the best current use estimate of the market value as at 31 March 2020. The historical cost of the investment property is £717,680.

As IHT intends to rebuild the health centre in the next five to eight years, a new valuation of the land was obtained to inform the potential for development. As expected, the valuation of the land is significantly higher than the value of the current Health Centre building. However, the lease arrangement with ASDA will need to be considered and will considerably reduce the remaining value to IHT. IHT will continue to report transparently and openly on the progression of any new Health Centre building proposals.

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For the Year Ended 31 March 2020

12. Debtors

	2020	2019
	£	£
Trade debtors	50,895	45,675
Other debtors	-	10,362
	<u>50,895</u>	<u>56,037</u>

13. Creditors: Amounts falling due within one year

	2020	2019
	£	£
Trade creditors	64,817	41,647
Other taxation and social security	632	2,170
Other creditors	6,241	-
Accruals and deferred income	60,563	101,748
	<u>132,253</u>	<u>145,565</u>

Included above is deferred rental income of £38,063 (2019 - £38,063).

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Notes to the Financial Statements
For the Year Ended 31 March 2020

14. Statement of funds

Statement of funds - current year

	Balance at 1 April 2019 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 31 March 2020 £
Unrestricted funds						
Designated funds						
Fabric fund	120,838	-	-	(25,000)	-	95,838
General funds						
Accumulated general fund	1,449,595	171,009	(196,629)	25,000	-	1,448,975
Revaluation reserve	1,532,320	-	-	-	592,500	2,124,820
	2,981,915	171,009	(196,629)	25,000	592,500	3,573,795
Total Unrestricted funds	3,102,753	171,009	(196,629)	-	592,500	3,669,633

The trustees set aside a sum as a designated 'fabric fund' in order to meet the costs of improvements to the Health Centre.

The revaluation reserve relates to the increase in fair value of the investment property.

Statement of funds - prior year

	Balance at 1 April 2018 £	Income £	Expenditure £	Balance at 31 March 2019 £
Unrestricted funds				
Designated funds				
Fabric fund	120,838	-	-	120,838
General funds				
Accumulated general fund	1,572,376	179,035	(301,816)	1,449,595
Revaluation reserve	1,532,320	-	-	1,532,320
	3,104,696	179,035	(301,816)	2,981,915
Total Unrestricted funds	3,225,534	179,035	(301,816)	3,102,753

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Notes to the Financial Statements
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15. Analysis of net assets between funds

Analysis of net assets between funds - current period

	Unrestricted funds 2020 £	Total funds 2020 £
Tangible fixed assets	1,666	1,666
Investment property	2,842,500	2,842,500
Current assets	957,720	957,720
Creditors due within one year	(132,253)	(132,253)
Total	3,669,633	3,669,633

Analysis of net assets between funds - prior period

	<i>Unrestricted funds 2019 £</i>	<i>Total funds 2019 £</i>
Tangible fixed assets	3,212	3,212
Investment property	2,250,000	2,250,000
Current assets	995,106	995,106
Creditors due within one year	(145,565)	(145,565)
Total	3,102,753	3,102,753

16. Members' liability

Each member of the charitable company undertakes to contribute to the assets of the company in the event of it being wound up while he/she is a member, or within one year after he/she ceases to be a member, such amount as may be required, not exceeding £10 for the debts and liabilities contracted before he/she ceases to be a member.