



WILLOWACRE TRUST

REPORT AND FINANCIAL STATEMENTS

For the year ended 31 March 2021



Company registration number: SC073356
Scottish charity registration number: SC015567

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Willowacre Trust

Annual report and financial statements
For the year ended 31 March 2021

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Willowacre Trust

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Legal and administrative information

Charity name: Willowacre Trust

Charity registration number: SC015567

Company registration number: SC073356

Trustees

Angela Devine
Brian Gannon (resigned 16/02/21)
Chris Milborrow
David Grant
Elaine Davidson
Evelyn Lennie (resigned 10/11/20)
Floris Greenlaw (resigned 12/05/20)
Kirsteen Watson
Peter Scott
Stewart Gibb (resigned 14/05/20)
Nairn McDonald (appointed 10/11/20)
Lynsey Cairns (appointed 10/11/20)
Robert Campbell (appointed 16/02/21)

Company Secretary

Jennifer Cairns

Principal and Registered office:

Camlachie House, 40 Barrowfield Drive, Glasgow, G40 3QH

Auditors

Chiene + Tait LLP
Chartered Accountants and Statutory Auditor
61 Dublin Street
Edinburgh
EH3 6NL

Bankers

Barclays Bank plc
1st Floor
Aurora House
120 Bothwell Street
Glasgow
G2 7JT

Solicitors

Harper MacLeod
Ca'd'oro
45 Gordon Street
Glasgow

Willowacre Trust

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Directors' Report for the year ended 31 March 2021

The trustees are pleased to present their annual directors' report together with the audited financial statements of the charity for the year ending 31 March 2021 which are also prepared to meet the requirements for a directors' report and financial statements for Companies Act purposes. The financial statements comply with the Charities and Trustee Investment (Scotland) Act 2005, the Charities Accounts (Scotland) Regulations 2006 (as amended), 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).

1. Objectives and activities

Willowacre Trust offers support to families and individuals within Glasgow, North Lanarkshire, South Lanarkshire and Ayrshire enabling them to overcome difficulties and to assist with tenancy sustainment. As the charitable subsidiary of WSHA, Willowacre Trust's overarching aim is to tackle social and economic disadvantage within the communities served by WSHA.

2. Achievements and performance

Willowacre Trust Development

The year 2020/21 presented significant challenges in terms of community and support services delivery due to COVID-19 (Coronavirus). Services were adapted to align with Scottish Government restrictions or protection levels by implementing enhanced health and safety protocols to protect staff members delivering services.

Starter Packs Services

The starter packs services recommenced in late July 2020 with vulnerable families and individuals provided with a starter pack for their new home. The majority of referrals (68%) were eligible for a Starter Pack because they have been classed as registered homeless, via Section 5 or another homeless list, including the Common Housing Register. The service also supports other vulnerable persons via organisations such as women's aid or those who have experienced significant mental health or other issues.

Willowacre Trust delivered 72 Starter packs within the period from July until March 2021 with an average of 9 per month. Most recipients were aged 31 to 40 years old (35%), (26%) were aged 16 to 30 years . The remaining (39%) were aged 41 to 71 years old.

Willowacre Trust's starter packs include additional items to strengthen the dignity of the families and individuals who receive them. The content of the Starter Packs reflects feedback from tenants.

Food Poverty Support

Food Parcels

Willowacre Trust received a total 1,521 requests for assistance with general food parcels during the pandemic. The age profile of those receiving food parcels was 25% of recipients aged between 46-55 years old and 20% aged between 16 -35 years old with the remaining parcels delivered to recipients outwith these age ranges. Gender split in terms of referrals was 65% Female and 35% Male. The primary reasons for referrals for food parcels assistance related to financial hardship or loss of income and no wider family support networks.

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Directors' Report for the year ending 31 March 2021 (cont'd)

Fresh Food Boxes

In addition, **1,414** fresh food boxes were delivered between September 2020 to March 2021. The fresh food boxes contained a variety of fruit and vegetables. Those receiving the support were identified as experiencing financial hardship or those who had considerable health issues. **260** families and single person households received the fresh food boxes. The overall aim of the project was to tackle food inequalities.

Community Meals and Wellbeing Packs

Willowacre Trust supported the delivery of **1,640** community meals in partnership with Parent Network Scotland, Urban Fox, and residents. Meals were delivered to families with children by our Thriving places Team.

140 children received hot meals and the same families received ingredients and recipes to make breakfast muffins.

135 wellbeing packs were delivered to families who were experiencing financial hardship during the school's closure.

Cash for Kids (Hardship)

Using Cash for Kids Funding, Willowacre Trust assisted **546** families with a supermarket gift voucher to support additional costs within the household. The tenant families receiving the vouchers were in the following geographical areas; Ayrshire, North Lanarkshire, South Lanarkshire, Glasgow North, Glasgow East, Glasgow South, and Glasgow West. This included **363** families with children under the age of 5 and 183 families with one or more children aged of 5 and over.

Older People's Services

Willowacre Trust works in partnership with WSHA to deliver support and activity programmes for older people, particularly for those living in sheltered housing. These services seek to improve older people's health, wellbeing and reduce feelings of social isolation.

Willowacre Trust employs five Retirement Assistants who deliver essential services within the Glasgow and North Lanarkshire sheltered housing complexes. The sites are in Gourlay Street, Denmilne Gardens, Beil Drive, Bulldale Place and Hill Road. The Retirement Assistants and the Older Person Coordinator have provided interventions including emotional and practical support to tenants.

During the period April 2020 until March 2021 Willowacre Trust supported the delivery of **25,897** wellbeing calls to older tenants residing in sheltered housing. An additional **7,958** wellbeing calls were also made to older tenants residing within mainstream and amenity housing.

Older People's Services (cont'd)

The wellbeing calls have been made daily to ensure that our older people feel socially connected and supported during a very isolating and difficult time. The primary reasons for accessing the service were as follows:

- Vulnerability (20%)
- Loneliness (35%)
- Health issues or shielded group (45%)

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Directors' Report for the year ending 31 March 2021 (cont'd)

In addition, **80** activity packs were provided to help ease lockdown boredom. The packs contained an assortment of items including adult colouring in books, large print word search books, playing cards and a stress ball with easy-to-follow exercises.

The older people services also included the provision of **6,834** hot meals during the period of the service. This has been achieved with a cocktail of funding and services have been targeted at vulnerable older people within nine sheltered housing sites across 6 local authority areas and some additional amenity households.

The primary reasons for accessing the hot meals service were as follows:

- Vulnerability (45%)
- Health issues or shielded group (55%)

Energy and Money Advice

Energy Advice

Energy advice was delivered to **303** tenants during the period between April 2020 and March 2021. The largest proportion of referrals (44%) was due to low income and financial hardship with 20% coming from new tenants. During this period, the Energy Advice Service has saved tenants a total of **£16,328**. This was achieved through bill corrections, top up vouchers, and switching energy supplier or tariff. There is a projected further saving of **£1,500** through assisting 65 households to use their heating more efficiently. This gives an average saving per tenant referral of **£58.83**.

Money Advice

68 referrals have been received during the period April until March 2021. Direct marketing of the Money Advice Service was made to **220** tenants in the Glasgow areas of Camlachie and Dalmarnock, providing details of assistance available, in November 2020. This will be extended to all local authority areas in preparation for the end of Government furlough assistance.

Christmas Activities

Willowacre Trust delivered Christmas Hampers to vulnerable families who were experiencing severe financial hardship due to the impacts of COVID19. The families benefiting from the hampers were nominated by staff from across the organisation. In total, **88** Christmas food hampers were delivered to vulnerable families and **1,285** selection boxes were delivered to households with children under the age of 12.

Future Development

In the coming year Willowacre Trust will continue to meet the needs of WSHA tenants and communities. This will be informed by further consultation to identify the emerging needs post the COVID-19 health pandemic.

Other services and activities will remain focused on delivering WSHA's Supporting 'Communities' Strategy.

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Directors' Report for the year ending 31 March 2021 (cont'd)

In 2021/22, Willowacre Trust will work to increase the levels of support offered to tenants and communities. We will continue seek opportunities to address the needs of those who are most vulnerable and disadvantaged. Services we intend to develop further include:

- 1) Updating Supporting Communities Strategy
- 2) Older People's Services (Telecare / Wellbeing/ Utilities)
- 3) Cleaning Services
- 4) Upcycling Services
- 5) Digital Participation Support
- 6) Community Asset Development
- 7) Community Engagement (Helping Communities Recover)
- 8) Supporting Work with Foundation Apprenticeships and Kick Start Programme

3. Financial Review

The financial statements show that the charity has net assets of £491,690 (2020: £441,823).

Income in the year included £160,872 (2020: £142,318) of grants for restricted purposes. £33,250 was received from Glasgow City Council's Integrated Grant Fund (2020: £66,500) and £127,622 from various funders (2020: £75,818).

The surplus for the year was £49,867 (2020: Surplus £27,991). This includes £2,718 donations that were made to the Trust (2020: £50).

Willowacre Trust operates within the geographical areas served by WSHA which includes six local authority areas and 64 separate communities. Willowacre Trust delivers multiple community and support services or activities. These services range from small scale capital projects to the provision of starter packs which contain essential household items to help disadvantaged tenants to accept or sustain tenancies. The Trust also operates the Barrowfield Community Centre and supports the delivery of community based services in partnership with other third sector organisations. These services include the children's holiday food programme, Sheltered Housing Support, Older People's Services, Money Advice, Energy Advice, Handy Person Services and the Thriving Places initiative.

4. Reserves policy

Level of Reserves

The charity operates a reserves policy which ensures it maintains a minimum level of free reserves sufficient to fund three months gross operating costs of the Barrowfield Community Centre.

Unrestricted Funds

General funds are unrestricted funds, which are available for use at the discretion of the trustees in delivering the charitable objectives of the company and have not been designated for any other purposes. Revenue reserves held at 31 March 2021 in the Statement of Financial activities are £311,937 (2020: £262,070) (Note 16).

Designated funds

Designated funds comprise unrestricted funds, which have been set aside by the trustees for charitable purposes. In order to deliver the intended support services and activities the Board of Trustees has approved the creation of 'Designated Funds', the aims and objectives of which are set out within note 16.

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Directors' Report for the year ending 31 March 2021 (cont'd)

Revaluation reserve

Gains or losses on the revaluation of fixed assets are taken to the revaluation reserve except when losses would reduce the carrying value to below the initial cost of the asset, in which circumstance losses would be taken to the statement of financial activities.

Restricted funds

Restricted funds comprise of funding received for a specific purpose stipulated by donors and external funders. The aim and use of each of the restricted funds is set out in note 16 to the financial statements. There were no remaining balances on restricted funds at 31 March 2021 (2020: Nil).

5. Other policies

Investment policy

Willowacre Trust maintains a policy of reducing its exposure to investment risk by placing deposits with more than one organisation. Prior to investing funds, the trustees consider the relative merits of the investing institution in terms of risk and return. No funds are invested in securities to limit risk exposure.

Risk management

The Trust is conscious that risks must be controlled and effectively managed. We work closely with West of Scotland Housing Association and our partners to develop and improve our approach to risk management and to ensure we mitigate risks associated with the management and service delivery provision the Trust provides and the uncertainties that the grant funding external environment can bring. We have a robust approach to demonstrating our commitment to strong financial management and effective governance arrangements and we continue to seek to minimise risk in these areas. We remain flexible and adaptable in meeting changes to Government Regulations.

The key area of risk for the Trust is in relation to adverse external conditions which can impact on both the availability of grant income and the potential loss of key staff which may affect service provision. In considering these risks, it's important to note that most of the funding is received from West of Scotland Housing Association, who do provide a level of commitment to the Trust. Should there be a situation where grant funding cannot be secured, or income does not meet costs, then the Trust will either modify its expenditure plans accordingly or utilise reserves generated in 2020/21.

During the year, the Trust has demonstrated the ability to continue to secure grant funding and provide valuable services throughout the Covid-19 pandemic. The Trust remains committed to consider all risk factors as part of the ongoing risk review process and will put in place mitigating actions for any new risks identified.

Going concern

Based on the available information, the trustees have a reasonable expectation that the Trust has adequate plans and resources to continue its operations for the foreseeable future. For that reason, the trustees continue to adopt the going concern basis in preparing the financial statements.

6. Structure, governance and management

The Willowacre Trust is a private company limited by guarantee and is a charity recognised by Her Majesty's Revenue and Customs. Each member has agreed to contribute £1 in the event of the company being wound up. The Trust is exempt from taxation under Section 505 of the Income and Corporation Taxes Act 1988. All Directors are also Trustees.

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Directors' Report for the year ended 31 March 2021 (cont'd)

Trustees who served during the year, and subsequently, are:

Angela Devine	
Brian Gannon	(resigned 16/02/2021)
Chris Milborrow	
David Grant	
Elaine Davidson	
Evelyn Lennie	(resigned 10/11/2020)
Floris Greenlaw	(resigned 12/05/2020)
Kirsteen Watson	
Peter Scott	
Stewart Gibb	(resigned 14/05/2020)
Nairn McDonald	(appointed 10/11/2020)
Lynsey Cairns	(appointed 10/11/2020)
Robert Campbell	(appointed 16/02/2021)

The Trust is a wholly owned subsidiary of West of Scotland Housing Association Limited (WSHA).

The members retiring by rotation are:-

David Grant
Evelyn Lennie
Chris Milborrow

Method of Appointment

Members are appointed to the Board of Trustees within the terms of the Trust's Memorandum & Articles of Association (Article 52 refers), whereby up to one third of the members retire by rotation at the Annual General Meeting. WSHA has the authority to nominate four members to the Board of Trustees.

Governance

The Board has a robust governance manual in place which was reviewed in 2019/20 to reflect learning from a Governance Review carried out by the Parent, West of Scotland Housing Association. During the year, the Trust also recruited two new Board members which has strengthened the Board by adding to the skills and experience of the existing Board members.

As part of the ongoing governance consideration a formal induction and appraisal system is in place with a view to identifying training requirements. This year, Board Training sessions included Finance, Safeguarding, Governance and Risk management. The Board also has an e-learning package in place.

Key management personnel

The Board of Trustees are considered to be the key management personnel of the Trust in charge of directing and controlling the Trust and running and operating the Trust on a day to day basis. Details of the trustee remuneration and expenses are disclosed in note 9 to the financial statements.

Disclosure of Information to Auditors

Each of the trustees has confirmed that there is no information of which they are aware which is relevant to the audit, but of which the auditor is unaware. They have further confirmed that they have taken appropriate steps to identify such relevant information and to establish that the auditors are aware of such information.

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Directors' Report for the year ended 31 March 2021 (cont'd)

Auditor

Pursuant to Section 487 of the Companies Act 2006, a resolution to appoint the auditor will be presented at the Annual General Meeting.

Small company provisions

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

This report was approved by the Board on

Jennifer Cairns

On behalf of the Board of Trustees
Jennifer Cairns (Secretary)
Date: 20 September 2021

Willowacre Trust

Annual report and financial statements
For the year ended 31 March 2021

Statement of Directors' responsibilities in respect of the Directors' report and the financial statements

The trustees (who are also directors of Willowacre Trust for the purposes of Company law) are responsible for preparing the Directors' Report and the financial statements in accordance with applicable law and regulations.

Company and charity law requires the trustees to prepare financial statements for each financial year. Under that law they are required to prepare the financial statements in accordance with UK Accounting Standards and applicable law (UK Generally Accepted Accounting Practice), including FRS 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland*.

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 charitable company and of the excess of income over 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 in the Charities SORP
- make judgements and estimates that are reasonable and prudent; and
- applicable UK Accounting Standards have been followed
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue its activities.

The trustees are responsible for keeping adequate and proper accounting records that are sufficient to show and explain the charitable company's transactions and 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 Charities and Trustee Investment (Scotland) Act 2005, and regulation 8 of the Charities Accounts (Scotland) Regulations 2006 (as amended). They have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the charitable company and to prevent and detect fraud and other irregularities.

Willowacre Trust

**Annual report and financial statements
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Independent Auditor's Report to the Members and Trustees of Willowacre Trust

Opinion

We have audited the financial statements of Willowacre Trust for the year ended 31 March 2021 which comprise the Statement of Financial Activities, the Balance Sheet, the Statement of Cash Flows and Notes to the Financial Statements, 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 2021 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, the Charities and Trustee Investment (Scotland) Act 2005 and Regulation 8 of the Charities Accounts (Scotland) Regulations 2006 (as amended).

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 Auditor's 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 UK, 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 Directors' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the Directors 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 Directors are responsible for the other information. The other information comprises the information included in the Directors' Report, other than the financial statements and our Auditor's 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.

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Independent Auditor's Report to the Members and Trustees of Willowacre Trust (continued)

Opinion on other matter 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 Directors' Report, for the financial year for which the financial statements are prepared, is consistent with the financial statements, and
- the Directors' 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 Directors' Report.

We have nothing to report in respect of the following matters where the Companies Act 2006 and the Charities Accounts (Scotland) Regulations 2006 (as amended) requires us to report to you if, in our opinion:

- the charitable company has not kept proper and adequate accounting records 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 Directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of Directors

As explained more fully in the Directors' Responsibilities Statement (set out in the Directors' Report), the Directors (who are also the Trustees of the charitable company for the purposes of charity 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 Directors 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 Directors 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 Directors either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditor under section 44(1)(c) of the Charities and Trustee Investment (Scotland) Act 2005 and under the Companies Act 2006 and report in accordance with regulations made under those Acts.

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 auditor's 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:

Willowacre Trust

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Independent Auditor's Report to the Members and Trustees of Willowacre Trust (continued)

We gained an understanding of the legal and regulatory framework applicable to the charitable company and the industry in which it operates and considered the risk of acts by the charitable company which were contrary to applicable laws and regulations, including fraud. These included but were not limited to the Companies Act 2006, the Charities and Trustee Investment (Scotland) Act 2005 and the Charities Accounts (Scotland) Regulations 2006 (as amended).

Our audit procedures were designed to respond to risks of material misstatement in the financial statements, 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, misrepresentations or through collusion.

We focused on laws and regulations that could give rise to a material misstatement in the charitable company's financial statements. Our tests included, but were not limited to:

- agreement of the financial statement disclosures to underlying supporting documentation;
- enquiries of the directors;
- review of minutes of board meetings throughout the period;
- review of legal correspondence or invoices, and
- obtaining an understanding of the control environment in monitoring compliance with laws and regulations.

There are inherent limitations in an audit of financial statements and the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements, the less likely we would become aware of it. We also addressed the risk of management override of internal controls, including testing journals and evaluating whether there was evidence of bias by the directors that represented a risk of material misstatement due to fraud.

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 auditor's 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, and to the charitable company's trustees, as a body, in accordance with Regulation 10 of the Charities Accounts (Scotland) Regulations 2006. Our audit work has been undertaken so that we might state to the charitable company's members and trustees those matters we are required to state to them in an auditor's 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, the charitable company's members as a body and the charitable company's trustees as a body, for our audit work, for this report, or for the opinions we have formed.



Jeremy Chittleburgh BSc CA
(Senior Statutory Auditor)
For and on behalf of

Chiene + Tait LLP
Chartered Accountants and Statutory Auditor
61 Dublin Street
Edinburgh
EH3 6NL
20 September 2021

Chiene + Tait LLP is eligible to act as an auditor in terms of section 1212 of the Companies Act 2006.

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Statement of Financial Activities for the period ending 31 March 2021

		Unrestricted Funds	Restricted Funds	Total Funds 2021	Total Funds 2020
	Notes	£	£	£	£
Income from					
Charitable activities	2	330,130	160,872	491,002	499,297
Investment income	3	123,811	-	123,811	138,689
Total income		453,941	160,872	614,813	637,986
Expenditure on					
Charitable activities	5	404,074	160,872	564,946	609,995
Total expenditure		404,074	160,872	564,946	609,995
Net movement in funds		49,867	-	49,867	27,991
Reconciliation of Funds					
Total funds brought forward		441,823	-	441,823	413,832
Total funds carried forward		491,690	-	491,690	441,823

The Statement of Financial Activities includes all gains and losses in the year. All income and expenditure derive from continuing operations.

The notes on pages 18 to 25 form an integral part of these financial statements.

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Statement of Financial Position

	Notes	2021 £	2020 £
Fixed assets			
Investment property	12	310,000	310,000
Other fixed assets	12	951	3,141
		<u>310,951</u>	<u>313,141</u>
Current assets			
Cash at bank and in hand		283,312	176,099
Debtors	13	24,911	45,084
		<u>308,223</u>	<u>221,183</u>
Creditors			
Amounts falling due within one year	14	<u>(127,484)</u>	<u>(92,501)</u>
Net current assets		180,739	128,682
Total assets less current liabilities		<u><u>491,690</u></u>	<u><u>441,823</u></u>
		2021 £	2020 £
The funds of the charity			
Unrestricted funds			
General funds	16	311,937	262,070
Designated funds	16	18,600	18,600
Revaluation reserve	16	161,153	161,153
		<u><u>491,690</u></u>	<u><u>441,823</u></u>

The financial statements have been prepared in accordance with Part 15 of the Companies Act relating to small companies.

The financial statements were approved by the trustees and authorised for issue on 17 September 2021 and signed on their behalf by:

Elaine Davidson

Elaine Davidson
Trustee

Registered charity number SC015567

The notes on pages 18 to 25 form an integral part of these financial statements

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Statement of cash flows

	2021	2020
	£	£
Cash flows from operating activities:		
Net cash provided by (used in) operating activities	(16,598)	(100,509)
Cash flows from investing activities:		
Dividend, interest and rents from investments	123,811	138,689
Net cash provided by investing activities	123,811	138,689
Change in cash and cash equivalents in the reporting period	107,213	38,179
Cash and cash equivalents at the beginning of the reporting period	176,099	137,920
Cash and cash equivalents at the end of the reporting period	283,312	176,099

Reconciliation of net income/(expenditure) to net cash flow from operating activities

	2021	2020
	£	£
Net income for the reporting period (as per the statement of financial activities)	49,867	27,991
Adjustments for:		
Depreciation charges	2,190	2,464
Dividends, interest and rents from investments	(123,811)	(138,689)
Decrease in debtors	20,173	(4,670)
Increase in creditors	34,983	12,395
Net cash used in operating activities	(16,598)	(100,509)

Analysis of cash and cash equivalents

	2021	2020
	£	£
Cash in bank	177,050	70,199
Notice deposits (less than 3 months)	106,262	105,900
Total cash and cash equivalents	283,312	176,099

Accounting Standards require the Statement of Cash Flows to be accompanied by an 'Analysis of Changes in Net Debt'. 'Net Debt' means debt finance less cash. The charity had no debt finance during 2021 or 2020 and therefore its net debt is simply the negative of its cash balances. Accordingly, the change in net debt is apparent from the Statement of Cash Flows.

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For the year ended 31 March 2021

Notes to the Financial Statements

1. Accounting policies

Basis of preparation and statement of compliance

The financial statements are prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant notes to these financial statements. The financial statements have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their Accounts in accordance with Financial Reporting Standard 102, the Charities and Trustee Investment (Scotland) Act 2005, the Charities Accounts (Scotland) Regulations 2006 (as amended) and the Companies Act 2006. The principal accounting policies adopted in the preparation of the financial statements are set out below.

The charity meets the definition of a public benefit entity under FRS 102.

The trust is a company limited by guarantee and the extent of the guarantee made by each member is £1.

Going concern

The financial statements have been prepared on a going concern basis. The Directors are aware of material uncertainties related to Covid-19, which in an extreme case might cast doubt upon the entity's ability to continue as a going concern. However, the Directors have assessed the Charitable Company's financial position, with a focus on liquid assets, and having reviewed this against the costs of our operational activity, are confident that the Charitable Company has adequate resources to continue operating for the foreseeable future and certainly the next reporting period.

Fund accounting

Funds are classified as either restricted funds or unrestricted funds, defined as follows.

Restricted funds are funds subject to specific requirements as to their use which may be declared by the donor or with their authority or created through legal processes, but still within the wider objects of the charity.

Unrestricted funds are expendable at the discretion of the Trustees in furtherance of the objects of the charity. If parts of the unrestricted funds are earmarked at the discretion of the Trustees for a purpose, they are designated as a separate fund. This designation has an administrative purpose only and does not legally restrict the Trustees' discretion to apply the fund.

Income

Donations, legacies and other forms of voluntary income are recognised as incoming resources when receivable, except insofar as they are incapable of financial measurement.

Deferred income

Rental income paid by tenants in advance is held as deferred income.

Grants receivable

Income from government and other grants, whether 'capital' or 'revenue' in nature, is recognised when the charity has unconditional entitlement to the funds, it is probable that the income will be received, and the amount can be measured reliably. Unconditional entitlement will be achieved once any performance or other conditions attached to the grants have been met, or fulfilment of those conditions is wholly within the control of the charity.

Where performance conditions are attached to the grant and are yet to be met, the income is recognised as a liability and included on the balance sheet as deferred income to be released.

Willowacre Trust

Annual report and financial statements
For the year ended 31 March 2021

Notes to the Financial Statements (cont'd)

1. Accounting policies (cont'd)

Income from Charitable Activities

Income from charitable activities includes income earned both from the supply of goods or services under contractual arrangements and from performance-related grants which have conditions that specify the provision of particular goods or services to be provided by the charity. Income from charitable activities is recognised as earned (as the related goods or services are provided).

Expenditure on Charitable Activities

Expenditure on charitable activities includes all costs incurred by the charity in undertaking activities that further its charitable aims for the benefit of its beneficiaries, including those support costs and costs relating to the governance of the charity apportioned to charitable activities. The cost of charitable activities presented in the Statement of Financial Activities includes the costs of both direct service provision and the payments of grant awards if applicable.

Other expenditure

Other expenditure includes all expenditure that is neither related to raising funds for the charity nor part of its expenditure on charitable activities and is recognised when it is probable that settlement will be required, and the amount of the obligation can be measured reliably.

Governance costs

Governance costs allow the charity to operate and generate information required for public accountability and can include audit costs, legal advice to trustees, costs associated with constitutional and statutory obligations, trustees' meeting costs and preparation of statutory accounts.

The Trust uses staff employed by West of Scotland Housing Association in managing the charity and delivering services and therefore a share of overheads is charged to the charity to cover these costs.

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 with the exception of bank loans which are subsequently measured at the carrying value plus accrued interest less repayments. The financing charge to expenditure is at a constant rate calculated using the effective interest method.

Investment properties

In accordance with FRS 102, section 16, investment property values are assessed annually by the trustees and independently valued by chartered surveyors every five years, to ascertain the increase, decrease or impairment in the value of investment property.

Capitalisation of assets

A capital asset is deemed to have a useful life exceeding one year and an acquisition cost greater than or equal to £500. Any cost below £500 will be expensed in the year incurred.

Fixtures and fittings

Fixtures and fittings are depreciated at 25% per annum on cost. A full year's depreciation is charged on these assets in the year of purchase, but no charge is made in the year of disposal.

Debtors

Trade and other debtors are recognised at the settlement amount due after any discount offered. Prepayments are valued at the amount prepaid after taking account of any discounts due.

Cash at Bank and in Hand

Cash at bank and cash in hand includes cash and short term highly liquid investments with a maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

Willowacre Trust

Annual report and financial statements
For the year ended 31 March 2021

Notes to the Financial Statements (cont'd)

1. Accounting policies (cont'd)

Creditors and Provisions

Creditors and provisions are recognised where the charity has a present obligation resulting from a past event that is expected to result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

Judgements and estimates

In preparing the financial statements, the Trustees are required to make estimates and assumptions which affect reported income, expenses, assets, and liabilities. Use of available information and application of judgement are inherent in the formation of estimates, together with past experience and expectations of future events that are believed to be reasonable under the circumstances. Actual results in the future could differ from such estimates.

These financial statements were prepared during the COVID 19 pandemic. The trustees have considered whether or not there will be any short or medium term material adverse effect on the financial position of the trust as a result of the associated working restrictions and their impact on the general economy. The trust manages its expenditure in line with its income and in the event that income reduces the trust adjusts its expenditure plans accordingly. Following a request by its parent the trust redirected some of its resources to support the provision of welfare and other services to its client groups. The cost of these services will be reimbursed by its parent. As result of the actions taken the trustees do not expect any material adverse impact on its finances as a result of the COVID 19 pandemic.

Reserves policy

The reserves of Willowacre Trust are unrestricted unless funds have been donated or awarded for a specific purpose, in which case they are classed as restricted, or trustees agree to designate funding for a specific purpose. Restricted funds consist of grants that are awarded by external bodies and the Trust is responsible for ensuring that funds are expended in accordance with the conditions of the grant. Such funds are held as restricted until they are fully utilised. Designated funds are set aside following trustees' approval to be used for specific charitable purposes in accordance with the Trust's objects.

The major repairs designated reserve is intended to meet the future costs of works required to maintain the Barrowfield Community Centre.

Gains or losses on the revaluation of fixed assets will be taken to the revaluation reserve except when losses would reduce the carrying value to below the initial cost of the asset, in which circumstance losses would be taken to the statement of financial activities.

Corporation tax

Profits are earned from rental income and interest in the course of carrying out the charity's stated charitable purpose and therefore are not liable to corporation tax.

Willowacre Trust

Annual report and financial statements
For the year ended 31 March 2021

Notes to the Financial Statements (cont'd)

2. Income from charitable activities

	2021	2020
	£	£
<u>Unrestricted funds</u>		
Grants and other income	330,130	356,980
<u>Restricted Funds</u>		
Covid Response	6,582	-
Glasgow City Council Integrated grants	33,250	66,500
BSC Grants	121,040	75,818
	<u>491,002</u>	<u>499,298</u>

3. Investment income & Other

	2021	2020
	£	£
Rental income	119,998	119,465
Barrowfield Centre bookings income	-	14,224
Bank interest	313	583
Other Income	3,500	4,417
	<u>123,811</u>	<u>138,689</u>

4. Income by activity

	Community centre	Projects	Other Trust activity	2021	2020
	£	£	£	£	£
Grants	96,393	391,891	-	488,284	499,248
Rental income	87,038	-	32,960	119,998	119,465
Booking income	-	-	-	-	14,224
Bank Interest	-	-	313	313	583
Other Income	3,500	-	2,718	6,218	4,467
	<u>186,931</u>	<u>391,891</u>	<u>35,991</u>	<u>614,813</u>	<u>637,987</u>

5. Cost of charitable activities

	2021	2020
	£	£
Charitable projects costs	43,045	60,245
Staff costs	401,990	432,204
Office Repairs and Renewals	36,647	14,277
Other Overheads	83,264	103,269
	<u>564,946</u>	<u>609,995</u>

Willowacre Trust

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For the year ended 31 March 2021

Notes to the Financial Statements (cont'd)

6. Staff costs

	2021	2020
	£	£
Wages and salaries	360,337	381,557
Social security costs	20,278	30,214
Pension Costs	21,375	20,433
	<u>401,990</u>	<u>432,204</u>

Staff costs are included in the Statement of Financial Activities as costs of charitable activities.

The average number of staff employed in the period was 17 (2020: 17).

No employees earned emoluments in excess of £60,000 (2020: £Nil).

The key management personnel of the Trust comprise of the Trustees. No Key Management Personnel received any remuneration during the year (2020: £Nil) as all remuneration paid was processed through the charity's parent entity, West of Scotland Housing Association Limited.

7. Net expenditure

	Community centre	Projects	Other Trust activity	2021	2020
	£	£	£	£	£
Staff costs including Agency Staff	51,852	350,138	-	401,990	447,927
Project costs	-	41,755	9,160	50,915	63,348
Running costs	10,445	-	23,078	33,523	33,634
Premises costs	73,587	-	776	74,363	59,472
Governance costs	-	-	4,155	4,155	5,614
	<u>135,884</u>	<u>391,893</u>	<u>37,169</u>	<u>564,946</u>	<u>609,995</u>

8. Governance costs

	2021	2020
	£	£
Audit Fees	2,940	3,822
Trustee training	375	150
Legal fees	840	1,642
	<u>4,155</u>	<u>5,614</u>

Governance and support costs relating to charitable activities have been apportioned based on the use of resources.

9. Trustees' emoluments

No trustee nor any person connected with them received remuneration, benefits, or reimbursed expenses during the year (2020: £Nil).

Willowacre Trust

Annual report and financial statements
For the year ended 31 March 2021

Notes to the Financial Statements (cont'd)**10. Net Expenditure**

	2021	2020
	£	£
Net expenditure is stated after charging:		
Depreciation and other amounts written off tangible assets	2,189	2,464
Auditor's remuneration - statutory audit	<u>2,940</u>	<u>3,642</u>

11. Tax on surplus on ordinary activities

No provision is required in respect of taxation as the company has been approved by HMRC as having charitable status and is exempt from tax on its charitable activities.

12. Tangible fixed assets

	Investment property	Fixtures and fittings	Total
	£	£	£
Cost or valuation at 1 April 2020	<u>310,000</u>	<u>15,433</u>	<u>325,433</u>
Depreciation at 1 April 2020	-	12,293	12,293
Charge for the period	-	2,189	2,189
At 31 March 2021	<u>-</u>	<u>14,482</u>	<u>14,482</u>
Net book value at 31 March 2021	<u>310,000</u>	<u>951</u>	<u>310,951</u>
Net book value at 31 March 2020	<u>310,000</u>	<u>3,141</u>	<u>313,141</u>

The Trustees have assessed the value of the property at the 31 March 2021 and are of the opinion that the value of the property is unchanged to that of the last independent valuation undertaken in March 2019 by Allied Scotland in March 2019. The historic cost prior to revaluation is £148,847.

13. Debtors

	2021	2020
	£	£
Prepayments and accrued income	13,568	6,038
Amounts owed from parent undertaking	122	-
Trade debtors	<u>11,221</u>	<u>39,046</u>
	<u>24,911</u>	<u>45,084</u>

14. Creditors

	2021	2020
	£	£
Amounts owed to parent undertaking	-	6,704
Accruals and deferred income	120,746	77,205
Social security and taxes	6,331	6,666
Trade creditors	<u>407</u>	<u>1,926</u>
	<u>127,484</u>	<u>92,501</u>

Willowacre Trust

Annual report and financial statements
For the year ended 31 March 2021

Notes to the Financial Statements (cont'd)

15. Control relationships

Willowacre Trust is a wholly owned subsidiary of West of Scotland Housing Association Limited, a Community and Benefit Society. The Association is a registered Scottish charity, No SC0184186. The Association's registered office is Camlachie House, 40 Barrowfield Drive, Glasgow G40 3QH. During the year the Association provided management services to Willowacre Trust for which a charge was made of £13,535 (2020: £13,516). An amount of £122 was due to the Trust in respect of other goods and services purchased by the Trust on behalf of the Association at the 31st March 2021 (2020: £6,704 due by the Trust).

To support the activities undertaken by Willowacre Trust which deliver services and projects associated with the Supporting Communities strategy to West of Scotland Housing Association tenants and communities, the Association make support funding available on an annual basis. This funding is subject to annual review. In the year ended 31 March 2021 £327,413 was paid (2020 - £356,930) to the Trust by the Association.

The Association also leases premises to Willowacre Trust for a nominal rent of £1 (2020: £1). Control may be exercised by the parent through the appointment or removal of directors.

16. Funds

	1 April 2020	Incoming Resources	Outgoing Resources	31 March 2021
	£	£	£	£
Unrestricted Funds	262,070	453,941	(404,074)	311,937
Designated Funds				
Major repairs reserve	18,600	-	-	18,600
Revaluation reserve	161,153	-	-	161,153
Restricted Funds				
Covid Response	-	6,582	(6,582)	-
Glasgow City Council Integrated Grants	-	33,250	(33,250)	-
BSC Grants	-	121,040	(121,040)	-
Total	441,823	614,813	(564,946)	491,690

Restricted Funds

Glasgow City Council's Integrated Grant Fund provided £33,250 (2020: £66,500) to fund the cost of running the Barrowfield Community Centre. Glasgow Communities Grants also provided funding of £53,113 to cover the costs of running the Centre. Of this grant, £16,000 was unspent at the year end and has been deferred to be used to fund expenditure in 2021/2022.

Restricted Funding was also received from the Wellbeing for Longer Fund supporting the delivery of health and wellbeing activities which impact on older people's social connectedness and physical and emotional wellbeing.

Willowacre Trust

Annual report and financial statements
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Notes to the Financial Statements (cont'd)

Restricted Funds (cont'd)

In addition, funding was also received during the year to deliver tenant support projects. The projects included: Cash for Kids Christmas gifts for vulnerable families, Cash for Kids (hardship) providing supermarket vouchers to families, digital participation funding to provide digital support services and Money Advice.

17. Analysis of net assets between funds

	Unrestricted Funds £	Designated Funds £	Total Funds £
Fixed assets	292,351	18,600	310,951
Current assets	308,223	-	308,223
Current liabilities	(127,484)	-	(127,484)
Closing balance at 31 March 2021	<u>473,090</u>	<u>18,600</u>	<u>491,690</u>

18. Prior year Statement of Financial Activities

Statement of Financial Activities for the period ending 31 March 2020

	Notes	Unrestricted Funds £	Restricted Funds £	Total Funds 2020 £	Total Funds 2019 £
Income from					
Charitable activities	2	356,980	142,318	499,298	396,608
Investment income	3	138,689	-	138,689	127,307
Total income		<u>495,668</u>	<u>142,318</u>	<u>637,987</u>	<u>523,915</u>
Expenditure on					
Charitable activities	5	467,677	142,318	609,995	538,210
Total expenditure		<u>467,677</u>	<u>142,318</u>	<u>609,995</u>	<u>538,210</u>
Other recognised gains					
Gain on revaluation of property		-	-	-	85,000
Net movement in funds		27,991	-	27,991	70,705
Reconciliation of Funds					
Total funds brought forward		413,832	-	413,832	343,127
Total funds carried forward		<u>441,823</u>	<u>-</u>	<u>441,823</u>	<u>413,832</u>