

WILLOWACRE TRUST

REPORT AND FINANCIAL STATEMENTS

For the year ended 31 March 2022

Company registration number: SC073356
Scottish charity registration number: SC015567

Willowacre Trust

**Annual report and financial statements
For the year ended 31 March 2022**

CONTENTS	Page
Legal and administrative information	3
Directors' report	4
Directors' Responsibilities Statement	11
Independent Auditor's report	12
Statement of financial activities	15
Statement of financial position	16
Statement of Cash Flows	17
Notes to the financial statements	18-25

Willowacre Trust

Annual report and financial statements For the year ended 31 March 2022

Legal and administrative information

Charity name: Willowacre Trust

Charity registration number: SC015567

Company registration number: SC073356

Board of Trustees

Angela Devine

Chris Milborrow

David Grant

Elaine Davidson

Kirsteen Watson (resigned 14 November 2021)

Peter Scott

Nairn McDonald

Lynsey Cairns

Robert Campbell

Angela Fulton (appointed 17 May 2022)

Shayron Young (appointed 17 May 2022)

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

G1 3PE

Willowacre Trust

Annual report and financial statements For the year ended 31 March 2022

Directors' Report for the year ended 31 March 2022

The Board of Trustees (Board) are pleased to present their annual directors' report together with the audited financial statements of the charity for the year ending 31 March 2022 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

This year continued to present significant service delivery challenges due to COVID 19 (coronavirus) infection rates and restrictions. All service delivery models were adapted in line with Scottish Government COVID Policy and Procedures and enhanced health and safety protocols. Despite these challenges, Willowacre Trust has continued to deliver much needed services to people in need.

Starter Packs Services

Willowacre Trust provided 88 starter packs for vulnerable families and individuals to give them the basic essentials needed to move into their new homes. Most people being supported by this service were homeless before being offered a house through WSHA. A great deal of the people experienced significant hardship or had been supported by specialist agencies such as women's aid or had suffered with physical and/or mental ill health or other issues. Our starter packs included items such as household goods, crockery, bedding, kitchen equipment and cleaning products which was based on feedback from individuals as to the items most needed to make moving in possible. The referrals spanned 24 localities within 6 Local Authority areas.

28% of recipients were aged 16-25 years, 35% were aged 26-35 years, 13% were 36-45 years, 10% were 46-55 years, and 14% were aged 55 plus.

Food Poverty Support

Food Parcels

Since the covid restrictions have lifted, we have moved to a more sustainable way of supporting families with food parcel requests. Partnerships with local foodbanks and food poverty projects have been set up to help people within our communities access food support. A total of 137 people requested food parcel support, with 216 parcels delivered. The most common age range of requesters was 36-45 (26% of total), followed by 26-35 (25% of total)

Willowacre Trust

Annual report and financial statements For the year ended 31 March 2022

Directors' Report for the year ending 31 March 2022 (cont'd)

Fresh Food Boxes

We have continued to support families who are struggling financially to access much needed fresh fruit and vegetables. We have focused the project on areas where food and child poverty are at their highest levels. This provision has been made possible through a partnership with the Rose Voucher Scheme and a local wholesaler. A total of 52 families were referred to the programme, with 118 children being supported. Around £22,176 worth of fresh fruit and vegetables has been delivered since April 2021. Families referred to the project have been signposted and supported to access other appropriate support

Cash for Kids (Hardship)

With support from the Cash for Kids Charity, Willowacre Trust provided financial aid to families most in need. 181 families were supported with supermarket vouchers of their choice, resulting in 341 children benefiting. Of the families supported 76% had children under 11 years old. Families throughout Lanarkshire, Ayrshire and Glasgow were supported.

Older People's Services

Willowacre Trust works in partnership with WSHA as well as a range of funders and stakeholders 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.

We directly employ 5 retirement assistants who have an allocated site to run dedicated services from. These include Gourlay Street, Denmilne Gardens, Beil Drive, Bulldale Place and Hill Road. The Retirement Assistants and the Older Person Coordinator provide interventions including emotional and practical support to tenants.

Our services have included the provision of healthy homemade style lunches which were delivered to tenants on a weekly basis. These meals ranged from mince and potatoes to soup and a sandwich. The meals were supplied by a number of trusted partner organisations. We provided 3,574 meals to tenants within our communities.

Chair based exercises were delivered once COVID restrictions allowed. 14 sessions took place across Glasgow with 84 people taking part.

Wellbeing calls continued to be a lifeline to many tenants who struggled despite restrictions lifting. 824 wellbeing calls were made, with tenants requesting weekly, bi weekly, monthly or 6 monthly calls.

Creative sessions were offered in the sheltered housing sites, with a total of 36 hours of creative sessions being delivered, averaging 6 participants at each 2 hour session. This included jewellery making, mosaics, acrylic stained glass and card making.

Coffee mornings were held at each of the sheltered sites once restrictions lifted, where tenants chose a topic for discussion. These topics ranged from rising energy prices to the pandemic and how to protect ourselves. Relaxation Sessions also were incorporated with 45 people benefitting.

Some retirement sites have staff employed through other agencies providing support services within the site.

Willowacre Trust

Annual report and financial statements For the year ended 31 March 2022

Directors' Report for the year ending 31 March 2022 (cont'd)

Energy and Money Advice

Energy Advice

Energy advice was delivered to 529 new and returning tenants during the period between April 2021 and March 2022. The service had a sharp increase in referrals as the energy price increases were announced. Financial hardship and advice about switching suppliers were the main reason for referrals.

Money Advice

Money advice was delivered to 42 households, resulting in reduced debt, increased confidence and ability to deal with household bills and a better understanding of how to take charge of their finances

Digital Support

Our digital participation service had 310 referrals and provided a wide range of workshops and personalised digital support sessions. These sessions included basic IT skills, how to shop on line, how to use on line banking, connecting on line using Zoom and social media packages, on line safety and many more.

We loaned out 127 digital devices through our lending library to people who had no access to digital devices and we repaired 143 devices so that people could use their own device to get back on line.

Christmas Activities

This year over 600 people joined us on a trip to the pantomime as part of our Christmas activities and celebrations. Trips were organised to theatres in Glasgow, Ayr, Hamilton and Motherwell. These trips were enjoyed by people of all ages and were welcomed after the restrictions being lifted.

We had a range of donated hampers and Christmas toys that were distributed to those in need.

Imagination Library

Our imagination library literacies project delivered 497 books to children under 5 during the year. Each child received a book addressed to them each month, which was

Community Centre

Following COVID restrictions lifting, the Community Centre has been able to open fully to the community again.

The services running from the community centre include a community café specializing in healthy eating and reducing food waste, a wide range of training such as computing classes, first aid, health and safety and food hygiene classes, baby sensory classes, sport and leisure activities, upcycling of white goods and furniture as well as volunteering opportunities.

Willowacre Trust

Annual report and financial statements For the year ended 31 March 2022

Directors' Report for the year ending 31 March 2022 (cont'd)

Bike Repairs / Bike Donations with Urban Fox

Our partnership with Urban Fox to deliver Free Bike Repair sessions weekly has proven to be very popular. Bikes are brought in from local families and fixed for free resulting in more active travel and an increase in participants health and wellbeing. The project also accepts bike donations, that are fixed up and distributed throughout the community. One family was able to donate us children's bikes that no longer were the correct size and swap them for a bigger bike – making this an extremely sustainable project.

3 new local volunteers have been enrolled to the project to learn how to fix and maintain bikes. They are learning new skills weekly. These skills will allow them to go through their industry recognised Velotech Bronze and Silver courses / awards. Since June 2021, we have held 16 sessions and have had a footfall of 83 attending.

Future Development

Willowacre Trust will continue to strive to meet the needs of WSHA tents and community members. Following an extensive consultation we have agreed the following priorities:

- Updating the Willowacre Trust Business Plan incorporating our Supporting Communities Strategy
- Tackling Poverty Activities and Initiatives
- Health & Wellbeing activities
- Developing further digital participation support
- Extend Older People's Services (Telecare / Wellbeing/ Utilities)
- Further develop Upcycling Services
- Community Asset Development
- Community Empowerment and Engagement
- Supporting Education, Employment and Training Initiatives

3. Financial Review

The financial statements show that the charity has net assets of £469,958 (2021: £491,690). Income in the year included £218,837 (2021: £160,872) of grants for restricted purposes. £89,545 was received from Glasgow City Council's Communities Grant Fund (2021: £33,250) and £129,292 from various funders (2021: £127,622).

The deficit for the year was £21,732 (2021: Surplus £49,867). This includes £1,166 donations that were made to the Trust (2021: £2,718).

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.

Willowacre Trust

Annual report and financial statements For the year ended 31 March 2022

Directors' Report for the year ending 31 March 2022 (cont'd)

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 Board in delivering the charitable objectives of the company and have not been designated for any other purposes. Revenue reserves held at 31 March 2022 in the Statement of Financial activities are £290,205 (2021: £311,937) (Note 16).

Designated funds

Designated funds comprise unrestricted funds, which have been set aside by the Board 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.

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 2022 (2021: 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 2021/22.

Willowacre Trust

Annual report and financial statements For the year ended 31 March 2022

Directors' Report for the year ending 31 March 2022 (cont'd)

The Trust continued to secure grant funding and provide valuable services despite the continuing Covid-19 restrictions for the majority of the year. 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 Board have a reasonable expectation that the Trust has adequate plans and resources to continue its operations for the foreseeable future. For that reason, the Board 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.

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

Angela Devine
Chris Milborrow
David Grant
Elaine Davidson
Kirsteen Watson (resigned 14 November 2021)
Peter Scott
Nairn McDonald
Lynsey Cairns
Robert Campbell
Angela Fulton (appointed 17 May 2022)
Shayron Young (appointed 17 May 2022)

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

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 of Trustees' 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.

Willowacre Trust

Annual report and financial statements For the year ended 31 March 2022

Directors' Report for the year ended 31 March 2022 (cont'd)

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 Board's 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.

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



On behalf of the Board of Trustees
Jennifer Cairns (Secretary)
Date: 16 August 2022

Willowacre Trust

Annual report and financial statements For the year ended 31 March 2022

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 For the year ended 31 March 2022

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 2022 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 2022 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.

Willowacre Trust

Annual report and financial statements For the year ended 31 March 2022

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

Annual report and financial statements For the year ended 31 March 2022

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
12 September 2022

Willowacre Trust

Annual report and financial statements For the year ended 31 March 2022

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

Statement of Financial Activities for the period ending 31 March 2022

	Notes	Unrestricted Funds £	Restricted Funds £	Total Funds 2022 £	Total Funds 2021 £
Income from					
Charitable activities	2	281,256	218,837	500,093	491,002
Investment income	3	79,103	-	79,103	123,811
Total income		<u>360,359</u>	<u>218,837</u>	<u>579,196</u>	<u>614,813</u>
Expenditure on					
Charitable activities	5	382,091	218,837	600,928	564,946
Total expenditure		<u>382,091</u>	<u>218,837</u>	<u>600,928</u>	<u>564,946</u>
Other recognised gains					
Net movement in funds		(21,732)	-	(21,732)	49,867
Reconciliation of Funds					
Total funds brought forward		491,690	-	491,690	441,823
Total funds carried forward		<u>469,958</u>	<u>-</u>	<u>469,958</u>	<u>491,690</u>

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.

Willowacre Trust

Annual report and financial statements For the year ended 31 March 2022

Statement of Financial Position As At 31 March 2022

	Notes	2022 £	2021 £
Fixed assets			
Investment property	12	310,000	310,000
Other fixed assets	12	-	951
		<u>310,000</u>	<u>310,951</u>
Current assets			
Cash at bank and in hand		250,629	283,312
Debtors	13	115,675	24,911
		<u>366,304</u>	<u>308,223</u>
Creditors			
Amounts falling due within one year	14	<u>(206,346)</u>	<u>(127,484)</u>
Net current assets		159,958	180,739
Total assets less current liabilities		<u>469,958</u>	<u>491,690</u>
		2022	2021
		£	£
The funds of the charity			
Unrestricted funds			
General funds	16	290,205	311,937
Designated funds	16	18,600	18,600
Revaluation reserve	16	161,153	161,153
		<u>469,958</u>	<u>491,690</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 16 August 2022 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.

Willowacre Trust

Annual report and financial statements For the year ended 31 March 2022

Statement of cash flows

For the year ended 31 March 2022

	2022	2021
	£	£
Cash flows from operating activities:		
Net cash provided by (used in) operating activities	(111,786)	(16,598)
Cash flows from investing activities:		
Dividend, interest and rents from investments	79,103	123,811
Net cash provided by investing activities	<u>79,103</u>	<u>123,811</u>
Change in cash and cash equivalents in the reporting period	(32,683)	107,213
Cash and cash equivalents at the beginning of the reporting period	283,312	176,099
Cash and cash equivalents at the end of the reporting period	<u>250,629</u>	<u>283,312</u>
Reconciliation of net income/(expenditure) to net cash flow from operating activities	2022	2021
	£	£
Net (expenditure)/Income for the reporting period (as per the statement of financial activities)	(21,732)	49,867
Adjustments for:		
Depreciation charges	951	2,190
Dividends, interest and rents from investments	(79,103)	(123,811)
Increase in debtors	(90,764)	20,173
Increase in creditors	78,862	34,983
Net cash used in operating activities	<u>(111,786)</u>	<u>(16,598)</u>
Analysis of cash and cash equivalents	2022	2021
	£	£
Cash in bank	144,043	177,050
Notice deposits (less than 3 months)	<u>106,586</u>	<u>106,262</u>
Total cash and cash equivalents	<u>250,629</u>	<u>283,312</u>

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 2022 or 2021 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.

Willowacre Trust

Annual report and financial statements For the year ended 31 March 2022

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 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 2022

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 2022

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.

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 2022

Notes to the Financial Statements (cont'd)

2. Income from charitable activities

	2022	2021
	£	£
<u>Unrestricted funds</u>		
Grants and other income	281,256	330,130
<u>Restricted Funds</u>		
Covid Response	807	6,582
Glasgow City Council Integrated grants	89,545	33,250
Communities Job Fund/Kickstart	7,065	-
BSC Grants	121,420	121,040
	<u>500,093</u>	<u>491,002</u>

3. Investment income & Other

	2022	2021
	£	£
Rental income	73,518	119,998
Barrowfield Centre bookings income	3,761	-
Bank interest	324	313
Other Income	1,500	3,500
	<u>79,103</u>	<u>123,811</u>

4. Income by activity

	Community centre	Projects	Other Trust activity	2022	2021
	£	£	£	£	£
Grants	107,918	365,107	25,902	498,927	488,284
Rental income	41,198	-	32,320	73,518	119,998
Booking income	3,761	-	-	3,761	-
Bank Interest	-	-	324	324	313
Other Income	1,500	40	1,126	2,666	6,218
	<u>154,378</u>	<u>365,147</u>	<u>59,672</u>	<u>579,196</u>	<u>614,813</u>

5. Cost of charitable activities

	2022	2021
	£	£
Charitable projects costs	97,349	43,045
Staff costs	388,723	401,990
Office Repairs and Renewals	10,571	36,647
Other Overheads	104,285	83,264
	<u>600,928</u>	<u>564,946</u>

Willowacre Trust

Annual report and financial statements For the year ended 31 March 2022

Notes to the Financial Statements (cont'd)

6. Staff costs

	2022	2021
	£	£
Wages and salaries	318,412	360,337
Social security costs	23,555	20,278
Pension Costs	46,756	21,375
	<u>388,723</u>	<u>401,990</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 12 (2021: 17).

No employees earned emoluments in excess of £60,000 (2021: £Nil).

The key management personnel of the Trust comprise of the Trustees. No Key Management Personnel received any remuneration during the year (2021: £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	2022	2021
	£	£	£	£	£
Staff costs including Agency Staff	78,056	284,964	25,703	388,723	401,990
Project costs	16,133	80,183	7,717	104,033	50,915
Running costs	8,360	-	24,448	32,808	33,523
Premises costs	72,108	-	1,264	73,372	74,363
Governance costs	-	-	1,992	1,992	4,155
	<u>174,657</u>	<u>365,147</u>	<u>61,124</u>	<u>600,928</u>	<u>564,946</u>

8. Governance costs

	2022	2021
	£	£
Audit Fees	1,992	2,940
Trustee training	-	375
Legal fees	-	840
	<u>1,992</u>	<u>4,155</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 (2021: £Nil).

Willowacre Trust

Annual report and financial statements For the year ended 31 March 2022

Notes to the Financial Statements (cont'd)

10. Net Expenditure

	2022	2021
	£	£
Net expenditure is stated after charging:		
Depreciation and other amounts written off tangible assets	951	2,190
Auditor's remuneration - statutory audit	1,992	3,642
	<u>1,992</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 2021	<u>310,000</u>	<u>15,433</u>	<u>325,433</u>
Depreciation at 1 April 2021	-	14,482	14,482
Charge for the period	-	951	951
At 31 March 2022	<u>-</u>	<u>15,433</u>	<u>15,433</u>
Net book value at 31 March 2022	<u>310,000</u>	<u>-</u>	<u>310,000</u>
Net book value at 31 March 2021	<u>310,000</u>	<u>951</u>	<u>310,951</u>

The Trustees have assessed the value of the property at the 31 March 2022 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

	2022	2021
	£	£
Prepayments and accrued income	3,257	13,568
Amounts owed from parent undertaking	-	122
Trade debtors	38,826	11,221
Other debtors	73,592	-
	<u>115,675</u>	<u>24,911</u>

14. Creditors

	2022	2021
	£	£
Amounts owed to parent undertaking	12,047	-
Accruals and deferred income	188,852	120,746
Social security and taxes	5,447	6,331
Trade creditors	-	407
	<u>206,346</u>	<u>127,484</u>

Willowacre Trust

Annual report and financial statements For the year ended 31 March 2022

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 £13,652 (2021: £13,535). An amount of £12,047 was due to the Association (2021: £122 due to Trust) in respect of other goods and services purchased by the Association on behalf of the Trust at the 31st March 2022.

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 2022 £280,090 was paid (2021 - £327,413) to the Trust by the Association.

The Association also leases premises to Willowacre Trust for a nominal rent of £1 (2021: £1). Control may be exercised by the parent through the appointment or removal of directors.

16. Funds

	1 April 2021	Incoming Resources	Outgoing Resources	31 March 2022
	£	£	£	£
Unrestricted Funds	311,937	360,359	(382,091)	290,205
Designated Funds				
Major repairs reserve	18,600	-	-	18,600
Revaluation reserve	161,153	-	-	161,153
Restricted Funds				
Covid Response	-	807	(807)	-
Glasgow City Council Integrated Grants	-	89,545	(89,545)	-
Communities Job Fund/Kickstart	-	7,065	(7,065)	-
BSC Grants	-	121,420	(121,420)	-
Total	491,690	579,196	(600,928)	469,958

Restricted Funds

Glasgow City Council's Integrated Grant Fund provided £68,785 (2021: £53,113) to fund the cost of running the Barrowfield Community Centre.

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 For the year ended 31 March 2022

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	291,400	18,600	310,000
Current assets	366,304	-	366,304
Current liabilities	(206,346)	-	(206,346)
Closing balance at 31 March 2022	<u>451,358</u>	<u>18,600</u>	<u>469,958</u>

18. Prior year Statement of Financial Activities

Statement of Financial Activities for the period ending 31 March 2021

	Notes	Unrestricted Funds £	Restricted Funds £	Total Funds 2021 £	Total Funds 2020 £
Income from					
Charitable activities		330,130	160,872	491,002	499,297
Investment income		123,811	-	123,811	138,689
Total income		<u>453,941</u>	<u>160,872</u>	<u>614,813</u>	<u>637,986</u>
Expenditure on					
Charitable activities		404,074	160,872	564,946	609,995
Total expenditure		<u>404,074</u>	<u>160,872</u>	<u>564,946</u>	<u>609,995</u>
Other recognised gains					
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		<u>491,690</u>	<u>-</u>	<u>491,690</u>	<u>441,823</u>