

BRIDGE ESTATE



ANNUAL REPORT for the year ended 31 March 2022

Registered Charity Number: 220716

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REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31ST MARCH 2022

The trustees present their annual report and financial statements of the charity for the year ended 31st March 2022. The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the charity's trust deed, the Charities Act 2011 and Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standards applicable in the UK and Republic of Ireland.

OBJECTIVES AND ACTIVITIES FOR THE PUBLIC BENEFIT

The maintenance and repair of Trent Bridge and approaches remains the primary objective of the charity. Trent Bridge is the major vehicle communication route from the south of the City and is critical in bringing economic benefit to the City. This is increasingly important in light of the downturn in the global and national economy. The bridge is open to the public at large, assuring public benefit on an open access basis. There are no restrictions regarding the members of the public who may use the bridge and no fees are charged.

The Trustees' Annual Report for the year ending 31 March 2022 confirms that any residual income is applied to the Trust's charitable objectives as defined below, this includes the improvement of the City of Nottingham in support of the Council's aims and objectives, as set out in the Council Plan and Medium Term Financial Strategy. This is delivered through the maintenance and protection of the Trust's portfolio of income producing assets.

A proportion of the surplus income generated by the charity is transferred to Nottingham City Council's (NCC) General Fund and is used for the benefit of the citizens of Nottingham. As referred to above, the surplus contributes directly to the delivery of Nottingham's priorities as set out in the Council Plan and enables the Council to provide the citizens of Nottingham with effective and efficient services. Further surplus income has been retained in the Trust for investment in its portfolio.

The Bridge Estate fixed asset portfolio will be actively managed to secure new investment properties, increase income and reduce risk in an uncertain market.

The Bridge Estate's transfer to NCC's General Fund also represents an equivalent saving for Nottingham citizens who pay council tax on a Band D property of £14.81 (£18.29 2020/21).

The trustees confirm that they have referred to the Charity Commission's guidance on public benefit when reviewing the Trust's aims and objectives.

Objectives

The initial sole objective of the Bridge Estate was the provision of funds for the maintenance and repair of Trent Bridge. However, by the late nineteenth century the income generated by the Estate was in excess of that required for maintenance of Trent Bridge and consequently the objectives of the Estate were extended by virtue of section 78 of the Nottingham Corporation Act 1882.

The Bridge Estate's charitable objectives are now threefold:

1. To provide for the efficient maintenance and repair of Trent Bridge and the approaches to it.
2. To provide a contingency fund for the possible construction of such new bridge or bridges over the River Trent as may be found necessary or desirable.
3. To apply the residue of any income as the trustees think best for the improvement of the City of

Nottingham and the public benefit of its inhabitants.

Main objectives for the financial year 2022/23 -

1. To ensure the necessary financial provision is available if required to provide a vehicle and pedestrian communication link for the City of Nottingham via Trent Bridge.
2. The continued development of the Trust's property portfolio with a view to minimizing the risk of exposure to adverse economic conditions and protecting and increasing its income and capital value of its assets.
3. Surplus revenue generated by the Charity to be invested through NCC to support the City Council's aims and objectives for the city as set out in the Council Plan and the Medium Term Financial Strategy.

Strategies adopted in the management of the property portfolio

The Bridge Estate's stated objectives of setting up a contingency fund for the maintenance and repair of Trent Bridge and to accumulate a fund to build a new bridge, should this be necessary, is effectively met by the management of the property portfolio. In practice, although properties could either be sold or mortgaged to fund such expenditure, the current local government context means that there are more efficient and effective ways of raising the funds required to maintain or to replace Trent Bridge. NCC is able to earmark funds from the Local Transport Plan for this purpose and substituting Bridge Estate funds would unnecessarily run down the value of the portfolio. Trent Bridge forms part of the adopted highway network, with maintenance and repairs overseen by the Highway Authority, with the Bridge Estate providing funds as necessary for the carrying out of these works.

Funds generated by the Bridge Estate holding, either through day-to-day operations or sale/mortgage would, in this context, only be applied where other funding routes have been exhausted. For the latter option, Trustees recognise that the ability to generate the level of sales required to replace the Trent Bridge would be difficult to achieve in the short-term and in any case could not meet the full cost of replacing the structure – further confirming the need of working, where possible, within the current local government financial context. There is a further restriction on the ability to generate funds in this way through the possibility that historic restrictions on the disposal of specific 'endowed' properties may exist.

The property portfolio includes a number of commercial properties including: retail; office; industrial; ground leases; agricultural holdings; and a miscellaneous range of other properties.

Investment risk whilst held in a single investment class (except money held on interest awaiting reinvestment) is in effect spread through the diverse range of property type, location and tenure.

To maximise return on investment, the Charity is obliged to let properties at full market rent and lettings on full repairing and insuring terms where it is practical to do so. In the case of multi occupied premises where the landlord is responsible for external repairs, heating, cleaning common parts, insurance etc., the costs are generally recovered by way of additional service charge.

The rents of properties leased for a term of years are reviewed in accordance with the terms of the agreement and current market conditions and short term 'periodic' tenancies are generally reviewed every 3 years. In the case of expiring leases, these are either renewed on negotiated terms or marketed for re-letting where the original lessee does not wish to continue. In all cases, terms will be negotiated to secure the best outcome for the Charity including where possible an increased rent unless there are other objectives that the Trustees wish to secure.

ACHIEVEMENTS and PERFORMANCE

The sole activity of the Bridge Estate is investing, through property ownership, to generate income that is utilised for the objectives of the Charity and to increase rental income and to grow the capital value of its assets, to further the charitable purposes to maintain Trent Bridge and for the benefit of the citizens of Nottingham. Strategic Assets and Property, a division of NCC's Development and Growth Department, manage the property portfolio on behalf of Bridge Estate. A dedicated Chartered Surveyor is assigned to this role.

In summary, the following has been undertaken over the past 12 months:

- Unit 25 Whitemoor Court – completion of a new lease for a term of 6 years
- 140 Vernon Road – completion of a new short-term lease
- Dragon Court, Part of Building 3, Woolsthorpe Depot, WOolsthorpe Close – completion of a 9 year licence agreement
- Part of Building No. 2, Woolsthorpe Depot, Woolsthorpe Close – completion of a 5 year licence agreement
- Alexander Fleming Building – completion of a new 3 year lease agreement
- Governors House & Judges Retiring Rooms, High Pavement – refurbishment works remain ongoing and terms for lease have been agreed with a prospective tenant with completion on both matters expected mid 2022/23
- Trent Bridge – provision for the allocation of additional funds for undertaking a further programme of maintenance and refurbishment works

There is an ongoing strategic review of the portfolio to identify assets held by the Trust which could be sold and generate investment capital. Should disposals be approved by the Trustees, total capital reserves will provide the Trust with the opportunity to secure positive reinvestment in the portfolio, either through the acquisition of new assets or the improvement or refurbishment of existing properties. The policy remains to achieve market rates for rental, ensuring the charity receives value for money across its asset base.

FINANCIAL REVIEW

The financial statements of the Bridge Estate are included in the following pages. The statements include comparative figures for the previous year and consist of the following:

- **Statement of Financial Activities (SoFA)** is a single accounting statement with the objective of showing all incoming resources and resources expended by the charity in the year on all its funds.
- **Balance Sheet** setting out the assets, liabilities and funds of the Trust;
- **Notes to Financial Statements** explaining the accounting policies adopted and explanations of information contained in the Financial Statements.

The Trustees confirm that the Trust's assets are available and adequate to fulfill the obligations of the Trust. Nottingham City Council is required to publish International Financial Reporting Standards (IFRS) compliant accounts. The Bridge Estate forms part of NCC's Group Accounts, and therefore the accounts have been consolidated on this basis. No adjustments were required to these accounts upon consolidation.

Covid-19 Pandemic

The Government declared a public health emergency on 16th March 2020 and enacted legislation to regulate society and help the country weather the impact of the pandemic and lead to recovery. 2021/22 saw the gradual easing of restrictions with the eventual end to restrictions altogether toward the end of this period on 21st February.

Policy on reserves

The Charity may hold reserves or funds to even out the financial impact of significant costs for any particular year. The Charity's objectives state that any residue of any income should be used for the improvement of the City of Nottingham and the public benefit of its inhabitants, therefore any remaining net income over what is required to be set aside for prudent asset management is transferred to NCC's General Fund.

The actual Surplus transferred was £1,000,000 for 2021/22 (£1,545,000 2020/21). Further details on reserves can be found in the notes to the accounts.

Investment Policy

The Investment Policy is to seek to achieve an absolute return over the long term in order to meet increases in expenditure and maintain the Trust's fund in real terms. Any funds generated by the sale of property are temporarily invested until a new investment opportunity is identified by the property manager, in consultation with the Trusts and Charities Committee. When investing Bridge Estate Funds, NCC adhere to their Investment Strategy which complies with the Local Government Act 2003 in support of obtaining the best yield for the Trust.

Risk Management

The Bridge Estate adopts the NCC's Risk Management Policy, tailored as appropriate for the Trust. The Trustees

are committed to a programme of risk management to protect the Charity's assets. A Risk Register is held which identifies the key risks and the measures in place to mitigate such risks. Procedures are also in place to ensure that appropriate advice and support is provided to Trusts and Charities Committee as and when required.

Review of financial position

Below is a summary of the income generated and resources expended:

	2021/22 (£)	2020/21 (£)
INCOMING RESOURCES	(1,835,992)	(2,147,027)
RESOURCES EXPENDED		
Surplus transferred to NCC General Fund	1,000,000	1,545,000
Raising Funds	282,274	127,258
Charitable Activities	151,200	835,081
Other	55,978	60,844
Increase / (Decrease) in Loss Allowance	(104,734)	121,603
Net Contribution to / (from) reserves	451,274	(542,759)
	1,835,992	2,147,027

PLANS FOR FUTURE PERIODS

A property investment portfolio is a dynamic resource and needs to be actively managed if it is to develop and resist the effects of economic change. The principal focus should be on proactive management of the portfolio's income profile, maximising income from existing properties, acquiring prime assets in favour of secondary stock where possible and developing a mix of investments aimed at creating stability, secure income, capital and revenue growth and minimised risk.

The current portfolio includes some of these elements:

- A diverse range of assets offering some security against the decline of a specific market sector
- Revenue supported by a range of income generating investments including the modern industrial units, some quality office and retail space
- Secure ground lease investments providing strong capital growth and strategic control of land use.
- An opportunity to buy in leases within its own assets, securing the benefit of marriage value

In recent years the Portfolio has been partially rebalanced with the disposal of a number of management intensive, low income producing assets and the acquisition of two prime investments. In times of economic recession, the portfolio will still be susceptible to loss of income through a stagnated rental market and the risk of voids but the range of investments helps to mitigate this risk.

The Trust holds some good quality assets evidenced by the Alexander Fleming Building at the Nottingham Science Park, retail premises on Lister Gate/Wheeler Gate and offices at Century House on Chapel Bar and Castle Marina.

The strategy is based on the following principles:

- All assets in the portfolio to be rated on their potential for retention or disposal with a view to actively pursuing early disposal in selected cases.

- That specific opportunities be identified for using additional investment resources for the improvement of existing assets where it can be demonstrated the investment will generate increased income or maintain income otherwise at risk. This might include the refurbishment of offices or workspace or buying in leasehold interests to provide an asset that is more attractive to a potential tenant.
- That opportunities for strategic acquisitions be brought to future committees for consideration where it can be demonstrated they will:
 - Secure income generation
 - Good potential for rental growth
 - Resilience to changing economic conditions
- An annual review of the policy for disposals and acquisitions looking at projections for the forthcoming year and the influence of opportunities secured in the previous year.
- The exploration of opportunities within the portfolio where value can be secured through strategic acquisition of third party interests, securing planning consent where it is beneficial and is considered to add value to potential disposals
- Maintaining and developing existing income through selective investment in assets identified for retention.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Organisational structure of the charity

Bridge Estate is a charity of which NCC elected members are representing the Council as sole trustee of the Bridge Estate Charity.

All transactions relating to the Bridge Estate are subject to the same Financial Regulations and procedures as those relating to land and property held by NCC. The Annual Report and Financial Statements are reported to and approved by Councillors of the Trusts and Charities Committee each year.

Governing document

Royal Charter Dated 21 February 1551.

The earliest mention discovered of the Bridge Estate is in 1302. From that date various bequests of land and property were made, the income from which was devoted to the maintenance of bridges over the River Trent.

In 1550, Edward VI made a grant by charter of the “lands, tenements and hereditaments” of two monasteries which had been dissolved by his father Henry VIII. The grant was made to the “Mayor and Burgesses of the town of Nottingham, and to their successors for ever”, and was stated to be to fulfill a promise of Henry VIII “in consideration of the great charges and expenses daily sustained by his well-beloved the Mayor and Burgesses of his town of Nottingham in and about the mending, sustaining and repairing of their bridges over

the water of Trent".

Bridge Estate was thus created by Royal Charter on 21 February 1551 with the then Corporation as sole trustee.

It was established in 1945 that Bridge Estate was and had from the beginning been a Charity. Consequently, the property of the Estate and the Council elected members as Trustees, are subject to the law affecting charitable trusts, the jurisdiction of the Charity Commissioners and the provisions of the Charities Act 2011, various statutes and the provisions of Charity Law.

Trustees' selection methods

Nottingham City Council (NCC) elected members are the Council's representatives for the Bridge Estate.

NCC has elected members who are elected on a 4 year cycle. The following table details the councillors / trustees for the financial year 1 April 2021 to 31 March 2022 and also includes any post year trustee movements:

Councillor Adele Williams	Councillor Leslie Ayoola
Councillor AJ Matsiko	Councillor Linda Woodings
Councillor Andrew Rule	Councillor Maria Joannou
Councillor Angela Kandola	Councillor Maria Watson
Councillor Angharad Roberts	Councillor Merlita Bryan
Councillor Anne Peach	Councillor Michael Edwards
Councillor Audra Wynter	Councillor Mohammed Saghir
Councillor Audrey Dinnall	Councillor Neghat Khan
Councillor Azad Choudhry	Councillor Nick Raine
Councillor Carole McCulloch	Councillor Nicola Heaton
Councillor Cate Woodward	Councillor Patience Ifediora
Councillor Chantal Lee	Councillor Pavlos Kotsonis
Councillor Cheryl Barnard	Councillor Phil Jackson
Councillor Dave Liversidge	Councillor Rebecca Langton
Councillor David Mellen	Councillor Roger Steel
Councillor David Trimble	Councillor Rosemary Healy
Councillor Ethan Radford	Councillor Sajid Mohammed
Councillor Eunice Campbell-Clark	Councillor Sally Longford
Councillor Georgina Power	Councillor Salma Mumtaz
Councillor Graham Chapman	Councillor Sam Webster
Councillor Gul Khan	Councillor Samuel Gardiner
Councillor Hassan Ahmed	Councillor Shugftah Quddoos
Councillor Jane Lakey	Councillor Steve Battlemuch
Councillor Jawaid Khalil	Councillor Sue Johnson
Councillor Jay Hayes	Councillor Toby Neal
Councillor Kevin Clarke	Councillor Wendy Smith
Councillor Kirsty Jones	Councillor Zafra Khan
Councillor Lauren O'Grady	

Trusts and Charities Committee

Councillors are appointed to membership of the Trusts and Charities Committee by full Council to fulfil the Council's responsibilities as Trustees. The Constitution allows that where in-year changes are required to memberships, either at the request of the relevant political group or because a member has resigned or ceased to be eligible for membership, the Corporate Director of Finance and Resources has the authority to action those changes subject to political balance being preserved where applicable and to the changes made being reported to the next meeting of Council. Details of membership will be updated and published on the Council's website on an ongoing basis. The following is the current list of the Trusts and Charities Committee appointed members who approve the Annual Report and financial statements for the financial year 1 April 2021 to 31 March 2022:

Councillor Angharad Roberts (Chair)
Councillor Sam Gardiner
Councillor Rosemary Healy
Councillor Sue Johnson
Councillor Anne Peach
Councillor Ethan Radford
Councillor Sajid Mohammed
Councillor Audra Wynter
Councillor Andrew Rule

Induction and training of Trusts and Charities Committee

Following appointment, councillors are invited to attend an induction which includes training on their role and responsibilities on behalf of the Trustees, with particular regard to the public benefit requirement. The historical background, policies and procedures of Bridge Estate are also covered and the councillors receive copies of Charity Commission published guidance.

REFERENCE AND ADMINISTRATIVE DETAILS

Charity Name	Bridge Estate
Charity Number	220716
Registered Address	Nottingham City Council Loxley House Station Street Nottingham NG2 3NG
Charity's Trustees	Councillors of Nottingham City Council
Day to Day Management	Director of Economic Development & Property Directorate Loxley House Station Street Nottingham NG2 3NG
Auditors	Rogers Spencer Newstead House Pelham Road Nottingham NG5 1AP
Financial Advisor	Corporate Director of Finance ad Resources Nottingham City Council Loxley House Station Street Nottingham NG2 3NG
Bankers	Lloyds Bank Parliament Street Nottingham 12-16 Lower Parliament Street Nottingham NG1 3DA

RESPONSIBILITIES OF THE TRUSTEES

The Trustees' Responsibilities

The trustees are responsible for preparing the Trustees' Annual Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England & Wales requires the trustees to prepare financial statements for each financial year that give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity 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 2019 SORP (FRS 102);
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charities (Accounts and Reports) Regulations 2008 and the provisions of the governing document. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The trustees confirm, so far as they are aware, that:

- there is no relevant audit information of which the charity's auditors are unaware; and
- we have taken all the steps that we ought to have taken as trustees in order to make ourselves aware of any relevant audit information and to establish that the charity's auditors are aware of that information.

Approved by the Trusts and Charities Committee and signed on behalf of Nottingham City Council by:

Date:

Cllr Angharad Roberts (Chair), Signed for the Trustees

The notes form part of these accounts.

Statement of Financial Activities for the year ending 31 March 2022

	2021/22			2020/21		
	Unrestricted Funds £	Endowment Funds £	Total Funds £	Unrestricted Funds £	Endowment Funds £	Total Funds £
<u>Income and endowments from:</u>						
Other Trading Activities	(1,832,829)	-	(1,832,829)	(2,124,020)	-	(2,124,020)
Investments	(3,163)	-	(3,163)	(1,017)	-	(1,017)
Other	-	-	-	(21,990)	-	(21,990)
Total	(1,835,992)	-	(1,835,992)	(2,147,027)	-	(2,147,027)
<u>Expenditure on:</u>						
-						
Raising Funds	-	282,274	282,274	-	127,258	127,258
Charitable Activities	56,740	94,460	151,200	50,220	784,861	835,081
Charitable Activities - Transfer to NCC	1,000,000	-	1,000,000	1,545,000	-	1,545,000
Increase / (Decrease) in Loss Allowance	(104,734)	-	(104,734)	121,603	-	121,603
Other	-	55,978	55,978	-	60,844	60,844
Total	952,006	432,712	1,384,718	1,716,823	972,963	2,689,786
Net (income) /expenditure	(883,986)	432,712	(451,274)	(430,204)	972,963	542,759
Transfer between Funds	662,665	(662,665)	-	1,033,058	(1,033,058)	-
Other Recognised (Gains)/Losses						
(Gains)/losses on Revaluation of Investment Properties	-	(1,997,933)	(1,997,933)	-	311,179	311,179
(Gains)/losses of following Fair Value assessment of Financial Investments	-	(81,223)	(81,223)	-	(123,686)	(123,686)
Net Movement in Funds	(221,321)	(2,309,109)	(2,530,430)	602,854	127,398	730,252
<u>Reconciliation of Funds</u>						
Total Funds Brought Forward	(373,464)	(28,410,313)	(28,783,777)	(976,318)	(28,537,711)	(29,514,029)
Total Funds Carried Forward	(594,785)	(30,719,422)	(31,314,207)	(373,464)	(28,410,313)	(28,783,777)

Balance Sheet as at 31st March 2022

	Note	2021/22 (£)	2020/21 (£)
Fixed Assets			
Property Investments	6	31,865,896	29,818,293
Investments at Fair Value through Statement of Financial Activities	7	732,310	651,087
Total Fixed Assets		32,598,206	30,469,380
Current Assets			
Debtors (net of Bad Debt Provision)	8	1,200,675	927,800
Cash at Bank	8	2,026,775	495,641
Total Current Assets		3,227,450	1,423,441
Liabilities			
Creditors - Amounts falling due within one year	9	(2,667,742)	(1,085,055)
Net Current Assets		559,708	338,386
Total Assets Less Current Liabilities		33,157,914	30,807,766
Creditors - Amounts falling due after one year	9	(40,879)	(40,879)
Long Term Borrowing	9	(1,802,828)	(1,983,110)
NET ASSETS		31,314,207	28,783,777
The Funds of the Charity			
Endowment Fund		(30,719,422)	(28,410,313)
Unrestricted Funds		(594,785)	(373,464)
TOTAL CHARITY FUNDS		(31,314,207)	(28,783,777)

Approved by the Trusts and Charities Committee and signed on behalf of Nottingham City Council by:

Date:

Clive Heaphy - Corporate Director of Finance and Resources

Date:

Cllr Angharad Roberts (Chair), Signed for the Trustees

NOTES TO THE FINANCIAL STATEMENTS**1. Accounting Policies****General Principles**

The Annual Report summarises the Bridge Estate transactions for 2021/22 financial year together with its financial position at 31 March 2022.

This section explains the accounting policies applied in producing the Annual Report for the Bridge Estate. Accounting policies are the principles, bases, conventions and rules by which transactions are recognised, measured and presented in the accounts.

Basis of preparation and assessment of going concern

The accounts have been prepared in accordance with the charity's governing document, the Charities Act 2011 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) issued in October 2019, the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and UK Generally Accepted Accounting Practice. The trustees consider that there are no material uncertainties about the Trust's ability to continue as a going concern.

The cash flow statement forms part of the Nottingham City Council's group accounts.

The Trust constitutes a public benefit entity as defined by FRS102.

The financial statements are prepared in sterling which is the functional currency of the charity and rounded to the nearest £1.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

Income Recognition

Income receipts are accrued and accounted for in the period to which they relate. Payments received in advance are recognised as a liability on the balance sheet within creditors.

Rental income is recorded when the invoices are raised and become due for payment.

Expenditure Recognition

All expenditure is accrued and accounted for in the period during which they are consumed or received. Accruals have been made for all material sums unpaid at the year-end for goods or services received or work completed. Receipts received in advance are recognised as an asset on the balance sheet within debtors. Expenditure is classified under the following activity headings:

Raising Funds

Costs of raising funds includes premises expenses, which includes day to day maintenance, insurance and external audit fees. These are initially charged against the Endowment Fund in the SoFA, as recommended in the Charities SORP, but transferred to Unrestricted Funds within Gross Transfer between Funds.

Charitable Activities

The costs of governance arrangements, which relate to the general running of the charity, as opposed to direct management functions inherent in generating funds, service delivery and programme. These activities provide the governance infrastructure, which allows the charity to operate and to generate the information required for public accountability.

Charitable Activities – Transfer to NCC

The net expenditure or income of the Bridge Estate is transferred to NCC's General Fund for the benefit of the citizens of Nottingham.

Other

Expenditure which does not fall into any of the above categories.

Irrecoverable VAT

Irrecoverable VAT is charged against the expenditure heading for which it was incurred.

Other recognised Gains/(losses)

The gains/(losses) on investment assets, represents the differences between proceeds received on disposals and their market value at the beginning of the year.

The gains/(losses) on revaluation of investment assets represents material changes in property valuations.

Fixed Assets

Investment properties

Investment properties are those used solely to earn rentals and/or for capital appreciation for the Bridge Estate. Investment properties are measured initially at cost. They are not depreciated but are revalued annually according to market conditions at year-end.

The 2021/22 valuations have been carried out in accordance with current RICS. Gains and losses on revaluation and on disposal are shown within the SOFA. However as revaluation and disposal gains and losses are not allowed by statute to impact on the financial activities of the Bridge Estate, they do not form part of the income and expenditure totals, but provide details within the SOFA of the movement on the Endowment Fund. Any sale proceeds are posted to the Endowment Fund.

Rental income from investment properties is credited to investment income within the SOFA.

Where land or property is held as a community asset, dedicated for the enjoyment of the public in perpetuity they are given a value of £NIL.

Other investments

Other investments are included in the Balance Sheet at market value and include loans and government stocks.

Accruals of Expenditure and Income

The accounts of the Bridge Estate are maintained on an accruals basis. This means that sums due to or from the Bridge Estate during the year are included whether or not the cash has actually been received or paid in the year. Where income and expenditure has been recognised but cash has not been received or paid, a debtor or creditor for the relevant amount is recorded in the balance sheet. Cash received or paid and not yet recognised as income or expenditure is shown as a creditor (receipt in advance) or debtor (payment in advance) in the balance sheet and the SOFA adjusted accordingly. Fees, charges and rents due from customers are accounted for as income at the date that the Bridge Estate provides the associated goods or services.

This policy is not followed for certain quarterly payments, including gas and electricity, where expenditure is recorded at the date of meter reading rather than being apportioned between financial years. This policy is consistently applied each year and, therefore, does not have a material effect on the year's accounts.

Where it is doubtful that a debt will be settled, the balance of debtors is written down and a charge made to

the SoFA for the income that might not be collected. This bad debt provision is offset against the debtor balance on the balance sheet.

Cash

Cash is represented by deposits held within the Bridge Estate bank account.

Funds of the Charity

Endowment fund

The capital of the Bridge Estate is held as a permanent endowment fund. There is no power to convert the capital into income; the fund must generally be held indefinitely.

Unrestricted income fund

This fund has been established so that the cost of repairing Trent Bridge was spread out and does not impact on the finances of the Charity in a particular year. In 2006/07 an additional Renewal and Repairs Fund was set up to meet the cost of repairs to the housing stock held by the Bridge Estate. Annual contributions are made to the fund and repairs costs are charged to the SoFA in the year they are carried out, with transfers being taken from the fund.

The income from the fund is unrestricted income but it is expendable at the discretion of the active trustees in the furtherance of the charity's objectives.

2. Tax status of the Bridge Estate

Bridge Estate is a registered charity and is therefore exempt from income tax and capital gains tax on income and gains falling within S531 ITA 2007 and S256 CGA 1992. Nottingham City Council is the sole trustee of the Bridge Estate and, in accordance with VAT notice 749, is entitled to recover VAT incurred on the expenditure of the Bridge Estate under section 33 of the VAT Act 1994.

3. Summary of Fund Movements

	2021/22			2020/21		
	Endowment Fund £	Unrestricted Funds £	TOTAL £	Endowment Fund £	Unrestricted Funds £	TOTAL £
Balance B/fwd	(28,410,313)	(373,464)	(28,783,777)	(28,537,711)	(976,318)	(29,514,029)
Incoming Resources	-	(1,835,992)	(1,835,992)	-	(2,147,027)	(2,147,027)
Outgoing Resources	432,712	952,006	1,384,718	972,963	1,716,823	2,689,786
Transfers	(662,665)	662,665	-	(1,033,058)	1,033,058	-
Gains and Losses	(2,079,156)	-	(2,079,156)	187,493	-	187,493
Balances C/fwd	(30,719,422)	(594,785)	(31,314,207)	(28,410,313)	(373,464)	(28,783,777)

Incoming Resources

As a general rule, incoming capital resources to the Bridge Estate are generated by the sale of investment properties or the payment of premiums in respect of the re-gearing of long leaseholds. The Bridge Estate capital fund is a permanent endowment fund which means that it cannot usually be spent as income. Thus, any income generated by the sale of freehold land or buildings, or the re-gearing of long leaseholds on payment of a premium, must be reinvested in the purchase or improvement of freehold land and buildings.

At the discretion of the Charity Commission, funds may be spent on infra-structure assets but any sum spent will have to be recouped and the capital fund replenished.

Other Recognised (Gains)/Losses

The annual revaluation of the property portfolio has been completed in 2021/22 resulting in a net gain on revaluation of assets of £1,997,933.

Unrestricted income fund

During 2021/22 the Bridge Repairs Fund received a contribution of £104,537 which is set aside for future works to the Bridge (£590,463 drawdown 2020/21), while the unrestricted funds had a contributions of £346,737 (£47,702 2020/21).

4. Income and Expenditure Detailed Analysis

	2021/22 £	2020/21 £
INCOME		
Rent (net of movement in Loss Allowance)	(1,880,421)	(1,903,994)
Service Charges	(57,142)	(98,423)
Interest Received	(3,163)	(1,017)
Other	-	(21,990)
	(1,940,726)	(2,025,424)
EXPENDITURE		
Raising Funds		
<i>Agency and Contracted Services</i>		
Cleaning	97	597
Grounds Maintenance	(7,955)	18,365
<i>Investment Management Costs</i>		
Business Rates	153,348	17,708
Energy Costs & Water	(455)	47,624
Insurance	(20,760)	20,760
Property Maintenance (inc Bridge)	(1,291)	1,095
Rent Collection	22,534	27,428
Supplies and Services	136,756	34,641
Charitable Activities		
Surplus transferred to NCC General Fund	1,000,000	1,545,000
Property Repairs (inc Bridge)	-	624,772
Audit Costs	10,650	10,150
<i>Support Costs</i>		
Management and Administration	140,550	159,200
Other		
Interest Payable	55,978	60,845
Movement to Funds		
Contribution to / (from) Repairs Fund	104,537	(590,463)
Contribution to / (from) Unrestricted Fund	346,737	47,702
	1,940,726	2,025,424

5. Allocation of governance and support costs

The breakdown of Charitable Activity support costs and how these were allocated between governance and other costs is shown below:

2021/22				
	Total	Governance Related (*)	Other Support Costs	Basis of Apportionment
	£	£	£	
Audit Fees	10,650	10,650	-	External Provider's Annual Fee
Computer Costs	17,100	-	17,100	Software Usage
Recharged Staff Costs	55,140	23,548	31,592	Staff Time
Property Services Costs	68,310	22,542	45,768	Asset Valuation Costs/Staff Time
	151,200	56,740	94,460	

2020/21				
	Total	Governance Related (*)	Other Support Costs	Basis of Apportionment
	£	£	£	
Audit Fees	10,150	10,150	-	External Provider's Annual Fee
Computer Costs	17,100	-	17,100	Software Usage
Recharged Staff Costs	55,140	23,548	31,592	Staff Time
Property Services Costs	86,960	16,522	70,438	Asset Valuation Costs/Staff Time
	169,350	50,220	119,130	

(*) Governance Related Costs are met entirely from Unrestricted Funds.

6. Investment Property

Investment property represents assets owned by the Bridge Estate, primarily property and buildings all situated in the United Kingdom. The portfolio of property is mainly investment properties which are valued by Nottingham City Council Property Service Chartered Surveyor (member of the Royal Institution of Chartered Surveyors) and in accordance with the Royal Institute of Chartered Surveyors Appraisal and Valuation Standards Manual (the Red Book). Properties held by the Bridge Estate are non-operational properties and as such, the valuation is on the basis of open market value. This area is managed by the Director of Economic Development and Property.

Investment properties in the portfolio are valued at market value in accordance with the Charities SORP. Some properties have a de-minimis value of £NIL as they are community assets, dedicated for the enjoyment of the public in perpetuity.

Assets that are sold are re-valued pending sale and written out of the accounts at this value.

Analysis of the movement in Investment Property	2021/22 (£)	2020/21 (£)
Carrying value (market value) at beginning of year	29,818,293	29,952,336
Add: Capital Expenditure Incurred	49,670	177,136
Add/deduct: Net gains/(losses) on revaluation	1,997,933	(311,179)
Carrying value (market value) at end of year	31,865,896	29,818,293

The following properties whose value is greater than £1m, are considered to be material in the context of the investment property list:

Property	Value 2021/22 £	Value 2020/21 £
Century House, 8-18 Chapel Bar	1,519,743	1,501,632
Woolsthorpe Close, Off Wigman Road, Bilborough		3,655,902
Eastcroft Depot, London Road	3,150,000	2,900,000
The Alexander Fleming Building, Nottingham Science and Technology Park, University Boulevard	1,913,000	2,000,000
Land: 3 Acres at Bull Close Road, Lenton Lane Industrial Estate, Nottingham	1,076,500	900,500
Castle Gate House, 24-30 Castle Castle, Nottingham	1,125,000	997,000
34-38 Lister Gate	1,670,000	1,795,000
Units 21-29, Whitemoor Court, Nuthall Road	3,567,000	3,458,353

7. Other Investments

	2021/22 £	2020/21 £
Government Stocks	1,385	1,385
COIF Accumulation Units	730,925	649,702
	732,310	651,087

Analysis of the movement in Other Investments	2021/22 £	2020/21 £
Carrying value (market value) at beginning of year	651,087	527,401
Add/deduct: Net gains/(losses) on revaluation	81,223	123,686
Carrying value (market value) at end of year	732,310	651,087

8. Analysis of current assets

Debtors	2021/22	2020/21
	£	£
Trading Activities		370,685
Amounts due from subsidiary and associated undertakings		557,115
	1,200,675	927,800

Cash	2021/22	2020/21
	£	£
Cash at bank	2,026,775	495,641

9. Analysis of current liabilities and long term creditors

Current Liabilities	2021/22	2020/21
	£	£
Amounts due to subsidiary and associated undertakings (including subsidiary Receipts in Advance)		(713,589)
Other creditors		(153,728)
Receipts in Advance		(217,738)
	(2,667,742)	(1,085,055)

Long Term Creditors	2021/22	2020/21
	£	£
Rent Bonds	(40,879)	(40,879)
Long Term Borrowing	(1,802,828)	(1,983,110)
	(1,843,707)	(2,023,989)

10. Analysis of Lessor Operating Leases

	2021/22	2020/21
	£	£
Not later than one year		1,115,530
Between one and five years		1,858,536
Later than five years		11,503,029
Total	0	14,477,095

11. Analysis of net assets between funds

	2021/22		2020/21	
	Endowment Fund	Unrestricted Funds	Endowment Fund	Unrestricted Funds
	£	£	£	£
Investment Properties	31,865,896	-	29,818,293	-
Other investments	732,310	-	651,087	-
Debtors (net of Bad Debt Provision)	-	1,200,675	-	927,800
Cash at Bank	104,327	1,922,448	104,326	391,315
Creditors - Amounts falling due within one year	(180,283)	(2,487,459)	(180,283)	(904,772)
Creditors - Amounts falling due after one year	-	(40,879)	-	(40,879)
Long Term Borrowing	(1,802,828)	-	(1,983,110)	-
	30,719,422	594,785	28,410,313	373,464

12. TRANSACTIONS WITH RELATED PARTIES

NCC elected members are representing the Council as sole trustees of the Bridge Estate and any related party transactions must be disclosed in accordance with Charity SORP.

A loan of £3,922,881 was approved in 2012/13 to assist in the purchase of an investment property, this loan is for a period of 20 years and for accounting purposes is treated as long term borrowing. The payment started annually on the 31 March 2014. The payments will be made up of £180,283 principal and 2.70% pa interest on the average loan balance in the year. In 2021/22 the Bridge Estate paid £55,978 interest (£60,845 2020/21), which is shown within the SoFA under Other Expenditure and short term creditors, while the outstanding long term borrowing at the 31 March 2022 is £1,802,828 (£1,983,110 2020/21) which is shown in the balance sheet.

Monies due from NCC and other group entities (Robin Hood Energy and Nottingham City Homes) at the end of the financial year to the Bridge Estate was ~~£X~~ (£557,115 2020/21). Monies owed to NCC and group entities was ~~£X~~ (£713,589 2020/21).

In addition to transactions involving investments and cash balances, there are other transactions between the Charity and the City Council in respect of the day-to-day operations of the Charity.

In the year to 31 March 2022 various City Council departments and other Council group entities paid a sum of ~~£X~~ (£627,370 2020/21) in respect of investment properties let by the Charity at current market rents subject to periodic reviews and related service charges. This income is included in the SoFA.

NCC charged the Bridge Estate £140,550 in the year to 31 March 2022 (£159,200 2020/21) in respect of officers' time and management and maintenance of properties. Of this total it is estimated that £46,090 (£40,070 2020/21) is attributable to the governance of the Charity. These costs relate to the preparation of the final accounts, valuation fees, legal fees and attendance and preparation for the Trusts and Charities Committee meetings.

The Charity had a credit of £7,858 (charge of £18,962 2020/21) for grounds maintenance and contract cleaning, while insurance was a credit of £20,760 (charge of £20,760 2020/21) with to NCC. These transactions are shown within Raising Funds in the SoFA.

Surplus of income over expenditure during the year is transferred to NCC's General Fund for the improvement of the City of Nottingham and the public benefit of its inhabitants £1,000,000 (£1,545,000 2020/21).

During the current financial year, trustees received remuneration of £nil (£nil 2020/21) and had expenses reimbursed of £nil (£nil 2020/21).