

**Island Health Trust**  
**(A Company Limited by Guarantee)**

**Trustees' Report and Financial Statements**

**For the Year Ended 31 March 2016**

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**Island Health Trust**  
**(A Company Limited by Guarantee)**

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**Island Health Trust**  
**(A Company Limited by Guarantee)**

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**Reference and Administrative Details of the Company, its Trustees and Advisers**  
**For the Year Ended 31 March 2016**

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**Trustees**

Suzanne Goodband, Chair  
Alan Holman, Honorary Treasurer (resigned 1 April 2016)  
Stephen Molyneaux (resigned 1 April 2016)  
Ruth Brannvall (appointed 1 April 2016)  
Leonie Hirst (appointed 1 April 2016)  
Barak Maoz (appointed 1 April 2016)  
Saadia Mujeeb (appointed 1 April 2016, resigned 27 October 2016)  
Christian Woodhead (appointed 1 April 2016)

**Company registered number**

06780453

**Charity registered number**

1127466

**Registered office**

Talbot House  
204-226 Imperial Drive  
Rayners Lane  
Harrow  
Middlesex  
HA2 7HH

**Independent auditors**

UHY Kent LLP t/a UHY Hacker Young  
Chartered Accountants  
Statutory Auditors  
Thames House  
Roman Square  
Sittingbourne  
Kent  
ME10 4BJ

**Bankers**

CAF Bank Limited  
PO Box 289  
West Malling  
ME19 4TA

**Solicitors**

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

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**Island Health Trust**  
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**Trustees' Report**  
**For the Year Ended 31 March 2016**

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The trustees present their annual report together with the audited financial statements of for the year 1 April 2015 to 31 March 2016.

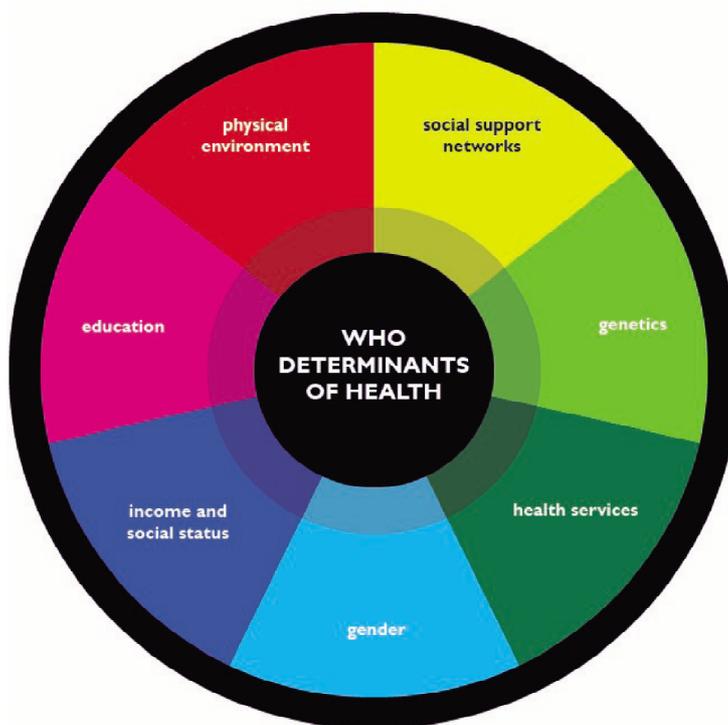
Since the company qualifies as small under section 383, the strategic report required of medium and large companies under The Companies Act 2006 (Strategic Report and Director's Report) Regulations 2013 is not required.

This Trustees' Report provides an overview of the charity's activities, developments, achievements and financial performance for the year to 31 March 2016 as well as plans for the future. It also sets out the historical context of the organisation. The report from the auditors, together with financial statements for the year follow.

**Our Aims and objectives**

Our context

Island Health Trust (IHT) objectives are addressed within the context of improving the health of the populations of the London Boroughs of Tower Hamlets and Newham. We define 'health' by using the determinants of health defined by the World Health Organisation:



These determinants of health definitions are broad, but our definition of primary health care includes prevention and first intervention.

**Purposes and Aims**

Our charity's purposes are set out in the objects contained in the company's memorandum of association. They are to:

- Promote the provision of primary health care in any manner which is deemed by law to be charitable;
- Power to establish centres for providing primary health care within the London Boroughs of Tower Hamlets and Newham; and
- Give grants to local organisations and individuals who provide health related education and facilities.

**Ensuring our work delivers our aims**

We review our aims, objectives and activities on a regular basis but this year we undertaken a much more thorough strategic review of the charity, and invested some of our reserves to research and develop a new strategy for the charity.

This resulted from a combination of aiming to unlock the best return on our assets for the populations of Tower Hamlets and Newham, our desire to realise commercial opportunities, tackle performance challenges, and deliver trustee ambitions regarding IHT's effectiveness. It resulted in us identifying a need for additional skills on the Board.

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**Island Health Trust**  
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**Trustees' Report (continued)**  
**For the Year Ended 31 March 2016**

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We define success as our ability to measure our impact properly. The charity's ambition is to introduce and support initiatives which lead to measurable improvements in the health and wellbeing of the communities we serve. A review of grant giving in the year, and from previous years, struggled to evidence that this was the case.

To close the gaps between our ambitions and what we deliver the IHT Board made the decision to recruit additional trustees with skills and experience to take on the challenge. The Board appointed a recruitment consultancy to help guide us through the correct – open and transparent – process to identify suitable candidates.

Throughout, we have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing our aims, objectives and planning our future activities.

**The focus of our work**

The main asset of the charity is the Island Health Centre. The Island Health Centre is let to health and wellbeing organisations; the NHS, social enterprises and private health organisations on commercial property leases. The tenants pay market rent for their premises and service charges to maintain the upkeep of the building. Rental income is the charity's only source of revenue to fund charitable activities.

Grants paid during 2015/16 were:

<b>Grantee</b>	<b>Purpose of grant</b>
Island Health Practice	Supporting the provision of complementary therapies offered by the GP practice to its patients. Sessions to patients have been offered permitting 147 patients to access free osteopathy, massage and acupuncture up to a maximum of three sessions per patient. Patients are referred by their GPs and it continues to prove a popular and beneficial tool in the treatment of arthritis, rheumatism, stress, sport injuries etc.

In addition to grant-giving and recruitment of additional trustees, a very significant proportion of the charity's efforts were expended in developing a strategy to make its charitable assets more productive, and would result in a measurable, meaningful, impact on the communities the charity serves.

**Structure, Governance and Management**

Charitable Status

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

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

**Departing and New Trustees**

Departing Trustees

The Board would like to take this opportunity of thanking both Alan Holman and Stephen Molyneaux for their long term commitment and particularly for their participation in the development of the first stage of IHT's new strategy to enable IHT to strengthen our impact on the lives of people who live in Tower Hamlets and Newham.

New Trustees

Following the recruitment process outlined above, the following trustees joined Suzanne Goodband on the Board of IHT on 1 April 2016:

- Leonie Hirst
- Ruth Brannvall
- Barak Maoz
- Chris Woodhead
- Saadia Mujeeb

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**Island Health Trust**  
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**Trustees' Report (continued)**  
**For the Year Ended 31 March 2016**

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**Property Management**

The maintenance of the Island Health Centre is carried out by Kemsley LLP on behalf of IHT and the building occupants. The costs of the building maintenance are covered by the service charge - a pro rata percentage being paid by all tenants. IHT also contributes to the annual service charge.

In addition, annually IHT sets aside a sum of money to cover the backlog maintenance which will be addressed during 2016/17.

**Strategy and Future Development**

As detailed in our previous Trustees' Report, the trustees identified in 2014/15 an opportunity to greatly increase the charity's impact on the health and wellbeing of the populations we serve. This opportunity manifests itself in a change of emphasis – from supporting the professionals providing care, to also focusing on the local population directly, and working on health and wellbeing outcomes that are measurable by the charity.

By analysing the assets at the charity's disposal, the trustees have identified an opportunity to leverage those in a way that makes future IHT initiatives more financially sustainable and ultimately more effective. Significant work has been undertaken in 2015/16 to develop these possibilities, and trustees intend to test, consult, and hopefully implement the strategy in 2016/17.

Our ambition is to unlock additional funding sources whereby IHT is not solely dependent on its current funding source as a commercial landlord. In developing this strategy trustees are hoping to improve the financial sustainability, measurable impact, and effectiveness of the charity in delivering our aims.

We renewed our focus on a long-term IHT ambition to improve our support for prevention and health improvement. We took on board stakeholder advice regarding the links between unemployment and health, and also considered the impact of using our assets to reduce non-communicable diseases within Tower Hamlets and Newham. However, given the unique situation within the Isle of Dogs we felt that wider prevention and societal focus would be a more appropriate way to deliver our ambitions. Social Inclusion and improvements to social status quickly became an important part of our emerging strategy, something that was also identified by the London Borough of Tower Hamlets in its emerging Health and Wellbeing Strategy for the Borough.

During the year our research and strategy work, and the input of new trustees moved along significantly, to the point that we felt the need to test our assumptions and working hypothesis to understand whether it could really work. Near the end of the financial year we moved in to this phase of development, which is an essential part of ensuring we meet our fiduciary duty to spend the charities money wisely.

Due to a series of failures in securing the right personnel, the decision was made by the Board to appoint Suzanne Goodband Interim Solutions Ltd to undertake this strategy and futures work. Given the timescales involved, the diverse skills required, and the specialist nature of the work the trustees think this a reasonable option compared to what was available. Alternatives resulted in either hiring a more-expensive team, or reduced efficiency and effectiveness during the mobilisation phase of the programme. There was a robust, audited, decision making process throughout.

**Contracts**

In beginning the implementation process for IHT's new strategic direction IHT has been supported by a range of professional firms, contractors and a trustee on a service contract.

**Financial Review**

**Income**

IHT's income continues to be rents from the tenants of the Island Health Centre and a small amount of interest from cash deposits.

All investments are held in cash in bank accounts except where cash has been used to acquire high interest bonds that mature within one year. IHT has been seeking to maximise earnings from interest in a low interest rate environment by investing in fixed interest deposits and transferring surplus cash to higher interest paying accounts.

**Expenditure**

In addition to providing an effective health centre, the main activity of the charity currently is grant giving which for the last 3 years has been £11,580 in 2013/14, £13,625 in 2014/15 and 2015/16 £11,770. The prudent approach to grant giving was to ensure adequate provision for expenditure for continuing lease renewal processes and development opportunities. Committed grant giving in 2016/17 is already at £76,000.

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**Island Health Trust**  
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**Trustees' Report (continued)**  
**For the Year Ended 31 March 2016**

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Balance Sheet

The charity's financial position remained solid despite total net assets reducing by £36,657 being the deficit for the year.

The largest asset reflected on the Balance sheet remains the freehold property, carried at the 2015 valuation of £2,850,000, plus subsequent capitalised expenditure on lease renewals and property development. The trustees continued to invest in the health centre during the year.

**Risk Assessment**

The trustees have examined the major risks to which the charity could be exposed with a view to establishing systems to mitigate the risks and put in place a reserves policy. The reserves policy is to have sufficient free reserves to offset its main risk, which is that of losing the main tenant in the Health Centre without adequate notice. A reserve of at least one year's rental income (approximately £269,000) is considered appropriate. At the year end, the charity's free reserves (being the Accumulated Trust Fund excluding the investment property and long-term liabilities) were £1,364,846. As mentioned previously, the trustees are currently reviewing what reserves are required for the development opportunities. Following this, any excess reserves will be invested accordingly.

**Designated Funds**

Continuing the charity's policy, £10,000 has been added to the reserved fund designated for use when major fabric improvements are required. The balance is now £151,088 with no expenditure incurred during the year.

**Fraud Risk**

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

**Disclosure of Information to Auditors**

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

Signed on behalf of the trustees on 15 December 2016 by:

Suzanne Goodband, Chair

Ruth Brannvall

Leonie Hirst

Barak Maoz

Christian Woodhead

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**Island Health Trust**  
**(A Company Limited by Guarantee)**

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**Trustees' Responsibilities Statement**  
**For the Year Ended 31 March 2016**

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

Company law requires the trustees to prepare financial statements for each financial year. Under company law the trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles of the Charities SORP;
- make judgments and accounting estimates that are reasonable and prudent;
- state whether applicable UK 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 charitable company will continue in operation.

The trustees are responsible for keeping adequate 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. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

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**Island Health Trust**  
**(A Company Limited by Guarantee)**

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**Independent Auditors' Report to the Members of Island Health Trust**

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We have audited the financial statements of Island Health Trust for the year ended 31 March 2016 set out on pages 9 to 17. The financial reporting framework that has been applied in their preparation is applicable law and the Financial Reporting Standard for Smaller Entities (effective January 2015) (United Kingdom Generally Accepted Accounting Practice applicable to Smaller Entities).

This report is made solely to the charitable company's trustees, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charitable company's trustees those matters we are required to state to them in an Auditors' Report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charitable company and its trustees, as a body, for our audit work, for this report, or for the opinion we have formed.

**Respective responsibilities of trustees and auditors**

As explained more fully in the Trustees' Responsibilities Statement, the trustees (who are also the directors of the charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view.

Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's Ethical Standards for Auditors.

**Scope of the audit of the financial statements**

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of: whether the accounting policies are appropriate to the company's circumstances and have been consistently applied and adequately disclosed; the reasonableness of significant accounting estimates made by the trustees; and the overall presentation of the financial statements. In addition, we read all the financial and non-financial information in the Trustees' Report to identify material inconsistencies with the audited financial statements and to identify any information that is apparently materially incorrect based on, or materially inconsistent with, the knowledge acquired by us in the course of performing the audit. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

**Opinion on financial statements**

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 2016 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 applicable to Smaller Entities; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

**Opinion on other matter prescribed by the Companies Act 2006**

In our opinion the information given in the Trustees' Report, incorporating the Strategic Report, for the financial year for which the financial statements are prepared is consistent with the financial statements.

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**Island Health Trust**  
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**Independent Auditors' Report to the Members of Island Health Trust**

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**Matters on which we are required to report by exception**

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the trustees were not entitled to prepare the financial statements in accordance with the small companies regime and to take advantage of the small companies' exemption in preparing the Trustees' Report.

Allan Hickie BSc FCA (Senior Statutory Auditor)

for and on behalf of

**UHY Kent LLP**

Chartered Accountants

Statutory Auditors

Thames House

Roman Square

Sittingbourne

Kent

ME10 4BJ

22 December 2016

**Island Health Trust**  
**(A Company Limited by Guarantee)**

**Statement of Financial Activities Incorporating Income and Expenditure Account**  
**For the Year Ended 31 March 2016**

	Note	Unrestricted funds 2016 £	Total funds 2016 £	Total funds 2015 £
<b>Income from:</b>				
Charitable activities	2	269,214	269,214	274,616
Investments	3	1,641	1,641	9,755
<b>Total income</b>		<u>270,855</u>	<u>270,855</u>	<u>284,371</u>
<b>Expenditure on:</b>				
Charitable activities:				
Grants payable	4	11,770	11,770	13,625
Support costs	5	295,742	295,742	81,879
<b>Total expenditure</b>		<u>307,512</u>	<u>307,512</u>	<u>95,504</u>
<b>Net income / (expenditure) before other recognised gains and losses</b>		(36,657)	(36,657)	188,867
Gains on revaluations of fixed assets	7	-	-	350,000
<b>Net movement in funds</b>		<u>(36,657)</u>	<u>(36,657)</u>	<u>538,867</u>
<b>Reconciliation of funds:</b>				
Total funds brought forward		4,435,322	4,435,322	3,896,455
<b>Total funds carried forward</b>		<u><u>4,398,665</u></u>	<u><u>4,398,665</u></u>	<u><u>4,435,322</u></u>

The notes on pages 11 to 17 form part of these financial statements.

**Island Health Trust**  
**(A Company Limited by Guarantee)**  
**Registered number: 06780453**

**Balance Sheet**  
**As at 31 March 2016**

	Note	£	2016 £	£	2015 £
<b>Fixed assets</b>					
Tangible assets	7	599		-	
Investment property	8	3,025,032		2,919,388	
			3,025,631		2,919,388
Total tangible assets			3,025,631		2,919,388
<b>Current assets</b>					
Debtors	9	117,176		109,052	
Investments	10	-		750,409	
Cash at bank and in hand		1,339,013		690,938	
			1,456,189	1,550,399	
<b>Creditors:</b> amounts falling due within one year	11	(83,155)		(34,465)	
<b>Net current assets</b>			1,373,034		1,515,934
<b>Net assets</b>			4,398,665		4,435,322
<b>Charity Funds</b>					
Unrestricted funds	12		4,398,665		4,435,322
<b>Total funds</b>			4,398,665		4,435,322

The financial statements have been prepared in accordance with the provisions applicable to small companies within Part 15 of the Companies Act 2006 and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2015).

The financial statements were approved by the trustees on 15 December 2016 and signed on their behalf, by:

Suzanne Goodband, Chair

Ruth Brannvall

Leonie Hirst

Barak Maoz

Christian Woodhead

The notes on pages 11 to 17 form part of these financial statements.

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**Island Health Trust**  
**(A Company Limited by Guarantee)**

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**Notes to the Financial Statements**  
**For the Year Ended 31 March 2016**

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**1. Accounting Policies**

**1.1 Basis of preparation of financial statements**

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard for Smaller Entities published on 16 July 2014, the Financial Reporting Standard for Smaller Entities (effective January 2015) and the Companies Act 2006.

Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

**1.2 Company status**

The company is a company limited by guarantee. The members of the company are the trustees named on page 1. In the event of the company being wound up, the liability in respect of the guarantee is limited to £- per member of the company.

**1.3 Fund accounting**

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

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

**1.4 Income**

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

**1.5 Expenditure**

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

Expenditure on charitable activities comprises direct expenditure and support costs on grant making activities, loan interest payable and service charge costs on the investment property. It also includes governance costs are those costs incurred in the safeguarding of the charity's assets associated with constitutional and statutory requirements.

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

**1.6 Cash flow**

The financial statements do not include a Cash Flow Statement because the charitable company, as a small reporting entity, is exempt from the requirement to prepare such a statement under the Financial Reporting Standard for Smaller Entities (effective January 2015).

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**Island Health Trust**  
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**Notes to the Financial Statements**  
**For the Year Ended 31 March 2016**

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**1. Accounting Policies (continued)**

**1.7 Tangible fixed assets and depreciation**

All assets costing more than £500 are capitalised.

A review for impairment of a fixed asset is carried out if events or changes in circumstances indicate that the carrying value of any fixed asset may not be recoverable. Shortfalls between the carrying value of fixed assets and their recoverable amounts are recognised as impairments. Impairment losses are recognised in the Statement of Financial Activities Incorporating Income and Expenditure Account.

Tangible fixed assets are carried at cost, net of depreciation and any provision for impairment. Depreciation is provided at rates calculated to write off the cost of fixed assets, less their estimated residual value, over their expected useful lives on the following bases:

Computer equipment	-	3 years straight-line
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**1.8 Revaluation of tangible fixed assets**

The investment property is re-valued annually by the trustees to their estimate of its market value. The aggregate surplus or deficit is transferred to a revaluation reserve.

**1.9 Interest receivable**

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the company; this is normally upon notification of the interest paid or payable by the Bank.

**1.10 Debtors**

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

**1.11 Cash at Bank and in hand**

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

**1.12 Liabilities and provisions**

Liabilities are recognised when there is an obligation at the Balance Sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably. Liabilities are recognised at the amount that the company anticipates it will pay to settle the debt or the amount it has received as advanced payments for the goods or services it must provide. Provisions are measured at the best estimate of the amounts required to settle the obligation. Where the effect of the time value of money is material, the provision is based on the present value of those amounts, discounted at the pre-tax discount rate that reflects the risks specific to the liability. The unwinding of the discount is recognised within interest payable and similar charges.

**1.13 Financial instruments**

The company only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

**Island Health Trust**  
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**Notes to the Financial Statements**  
**For the Year Ended 31 March 2016**

**2. Income from charitable activities**

	<b>Unrestricted funds 2016 £</b>	<b>Total funds 2016 £</b>	<i>Total funds 2015 £</i>
Rental income	269,214	269,214	269,535
Casual lettings	-	-	5,081
	<u>269,214</u>	<u>269,214</u>	<u>274,616</u>

In 2015 the total income from charitable activities was to unrestricted funds.

**3. Investment income**

	<b>Unrestricted funds 2016 £</b>	<b>Total funds 2016 £</b>	<i>Total funds 2015 £</i>
Fixed term deposit interest	-	-	8,393
Bank interest	1,641	1,641	1,362
	<u>1,641</u>	<u>1,641</u>	<u>9,755</u>

In 2015 the total investment income was to unrestricted funds.

**4. Analysis of grants**

	<b>Unrestricted funds 2016 £</b>	<b>Total 2016 £</b>	<i>Total 2015 £</i>
Island Health Practice	11,770	11,770	13,625

In 2015 the total grants payable was to unrestricted funds.

**Island Health Trust**  
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**Notes to the Financial Statements**  
**For the Year Ended 31 March 2016**

**5. Support costs**

	<b>Total 2016 £</b>	<i>Total 2015 £</i>
Executive services	44,858	8,225
Strategy/research	153,583	5,072
Professional fees	46,661	44,698
IT equipment and support	8,343	1,264
Consultancy	24,000	4,077
Audit fees	3,890	3,760
Meeting costs	4,057	3,821
Bad debts	4,100	-
Insurance	739	901
Sundry	1,037	494
Loan interest	-	400
Service charges	4,175	9,167
Depreciation	299	-
	<u>295,742</u>	<u>81,879</u>

In both 2016 and 2015, the total support costs were to unrestricted funds.

**6. Net incoming resources/(resources expended)**

This is stated after charging:

	<b>2016 £</b>	<i>2015 £</i>
Depreciation of tangible fixed assets:		
- owned by the charity	299	-
Auditors' remuneration - audit	3,890	3,760
Auditors' remuneration - other services	1,215	850
	<u>5,404</u>	<u>4,410</u>

During the year, no trustees received any remuneration (2015 - £NIL).

During the year, no trustees received any reimbursement of expenses (2015 - £3,182 to one trustee).

**Island Health Trust**  
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**Notes to the Financial Statements**  
**For the Year Ended 31 March 2016**

**7. Tangible fixed assets**

	<b>Computer equipment £</b>
<b>Cost</b>	
Additions	898
At 31 March 2016	<u>898</u>
<b>Depreciation</b>	
Charge for the year	299
At 31 March 2016	<u>299</u>
<b>Net book value</b>	
At 31 March 2016	<u>599</u>
<i>At 31 March 2015</i>	<u><u>-</u></u>

**8. Investment property**

	<b>Freehold investment property £</b>
<b>Valuation</b>	
At 1 April 2015	2,919,388
Additions at cost	105,644
At 31 March 2016	<u><u>3,025,032</u></u>

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

The trustees obtained a formal valuation of the investment property by a qualified surveyor during the year ended 31 March 2015; as a result, this was revalued to £2.85m. The trustees believe that this is the best estimate of the market value of the freehold land and buildings at 31 March 2016. The historical cost of the investment property is £717,680. The additions since the revaluation relate to capitalised professional and other costs incurred in respect of lease renewals and property development.

**9. Debtors**

	<b>2016 £</b>	<b>2015 £</b>
Trade debtors	13,466	5,073
VAT recoverable	23,901	20,467
Other debtors	6,458	2,228
Prepayments and accrued income	73,351	81,284
	<u>117,176</u>	<u>109,052</u>

**Island Health Trust**  
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**10. Current asset investments**

	<b>2016</b>	<i>2015</i>
	<b>£</b>	<b>£</b>
One year fixed term investment	-	750,409

**11. Creditors: Amounts falling due within one year**

	<b>2016</b>	<i>2015</i>
	<b>£</b>	<b>£</b>
Accruals	83,155	34,465

**12. Statement of funds**

	<b>Brought Forward</b>	<b>Income</b>	<b>Expenditure</b>	<b>Transfers in/out</b>	<b>Carried Forward</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
<b>Designated funds</b>					
Fabric fund	151,088	-	-	6,000	157,088
<b>General funds</b>					
Accumulated general fund	2,151,914	270,855	(307,512)	(6,000)	2,109,257
Revaluation reserve	2,132,320	-	-	-	2,132,320
	4,284,234	270,855	(307,512)	(6,000)	4,241,577
Total Unrestricted funds	4,435,322	270,855	(307,512)	-	4,398,665
Total of funds	4,435,322	270,855	(307,512)	-	4,398,665

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

**13. Analysis of net assets between funds**

	<b>Unrestricted funds</b>	<b>Total funds</b>	<i>Total funds</i>
	<b>2016</b>	<b>2016</b>	<i>2015</i>
	<b>£</b>	<b>£</b>	<b>£</b>
Tangible fixed assets	599	599	-
Investment property	3,025,032	3,025,032	2,919,388
Current assets	1,456,189	1,456,189	1,550,399
Creditors due within one year	(83,155)	(83,155)	(34,465)
	4,398,665	4,398,665	4,435,322

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**Notes to the Financial Statements**  
**For the Year Ended 31 March 2016**

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**14. Other financial commitments**

The charity has committed to multi-year grants totalling £76,000 up to 2016/17, payment of which is in each case contingent on the stipulated conditions being met, following review by the trustees. Therefore, in accordance with the Charities' SORP, these commitments are not accounted for in the financial statements.

**15. Related party transactions**

A company in which, S. Goodband, a trustee is the sole director Suzanne Goodband Interim Solutions Limited (registered company number 07191904) invoiced the charity £179,176 for consultancy services relating to charity development, strategy implementation and property development during the year. Of the SGIS fees, £15,423 was expenses associated with the consulting contract.

The shares in SGIS are wholly owned by SGBS, a company in which Ms S Goodband owns 100% of the issued share capital of and is the sole director.

SGIS also paid all of the expenses associated with S. Goodband trustee work.

To ensure compliance and effective scrutiny IHT complied with Charity Commission guidance and engaged a firm of solicitors in the development of the service contract. A Board subcommittee was established to review and authorise payments to SGIS. The work of SGIS is time limited and focused solely on charity development, strategy implementation, lease and property development.