

The Inlight Trust

TRUSTEES' REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2019

Charity Number: 236782

Contents

	Page
Legal and administrative information	1
Trustees annual report	2 - 5
Independent auditor's report	6 - 7
Statement of financial activities	8
Statement of financial position	9
Notes to the accounts	10 – 14

THE INLIGHT TRUST

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	Mrs J Hayward, Senior Trustee Mrs S Knight, Honorary Treasurer Sir T Lucas Bt ^[1] _(SEP) Ms J Dunham Dr David Panton Mrs S Vening
Auditors	Branston Adams Chartered Certified Accountants Suite 2 Victoria House South Street Farnham Surrey GU9 7QU
Principal registered address	Clare Pegden Administrator P O Box 2 Liss Hampshire GU33 6YP
Charity Registration Number	236782
Bankers	Schroders and Co Limited (Cazenove) 31 Gresham Street London EC2V 7QA
Solicitors	Kidd Rapinet Sovereign House 18 South Street Farnham Surrey GU9 7QU
Investment Advisors	Cazenove Capital Management (Schroders) 100 Wood Street London EC2V 7ER

THE INLIGHT TRUST

ANNUAL REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2019

The Trustees present their Report and Accounts of the Charity for the year ended 31 March 2019.

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 2016 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 published on 17 July 2014.

1. STRUCTURE, GOVERNANCE AND MANAGEMENT

The Inlight Trust is an unincorporated Trust created by a Trust Deed dated 12th June 1957. It is a Registered Charity, number 236782.

The Trustees who served the Charity during the year were as follows:

Mrs J Hayward, Senior Trustee
Mrs S Knight, Honorary Treasurer
Sir T Lucas Bt., - Retired 05/04/2019
Ms J Dunham
Dr David Panton
Mrs S Vening

The Inlight Trust's Trustees are elected by a majority vote of all the Trustees. In the past ten years our policies and procedures for induction and training of our Trustees have been called into play in six cases.

In general, our policy is to seek potential Trustees who; a) come highly recommended by more than one referee already known to the Trustees, or b) are known already to one or more Trustees to be like-minded in terms of our objectives and activities (see 2 below) and who at the same time are able to contribute their knowledge and experience of the areas from where our income is derived (see 4 below).

The procedure is for the potential trustee to be first interviewed by the senior trustee and the treasurer and then, after discussion of the issues and accountabilities relating to our part of the charity world, he or she will be invited - subject to mutual agreement - to attend our next three or four quarterly meetings as our guest. The Trustees will then discuss the appointment and vote on it. Provided the majority are in favour the Senior Trustee will then invite our guest to formally attend our next meeting and complete the necessary documentation as a new Trustee. In terms of training and getting familiar with our work, they are referred to the Trust Deed, we have developed a "Trustee's questions" letter, and we recommend that all Trustees should visit the Charity Commission's website at www.charitycommission.gov.uk from time to time to acquaint themselves with the guidelines for Trustees, the public character of charity, the emergence of new charitable purposes, charities for the relief of sickness, etc. In addition, we try to make opportunities for a new trustee to "shadow" a more experienced trustee, possibly alongside our professional advisors, as we are constantly seeking to optimise particular aspects of our operations (see 2, 3, 4 and 5 below)

2. OBJECTIVES, ACTIVITIES, RISK MANAGEMENT AND RESPONSIBILITIES

The Trust's purpose is the furtherance of charitable religious activities and organisations on an undenominational basis.

There has been no material change in the Trust's grant making policy. It continues to be directed towards Charities concerned with religious and spiritual development, healing and growth on an undenominational basis.

The routine business of the Trust continues to be carried out on a voluntary basis by the Senior Trustee and the Honorary Treasurer. A part-time Administrator assists them, and one other named Trustee re the professional management of the Trust's properties. There are currently six Trustees in total. Decisions on Grants and the management of the Trust's assets continue to be made by the Board of Trustees as a whole at quarterly meetings.

As Trustees of The Inlight Trust we are duty bound to demonstrate not only competence, challenge, and knowledge of charity affairs, but to make ourselves aware of any significant risks which the Charity may face on a regular basis and to ensure that the annual review of our financial and operational affairs carried out through our internal discussions and audit programme will provide sufficient resources to deal with any adverse conditions.

As to any fresh and significant risks and responsibilities which the Charity may face in the future, we have been concerned that "digital continuity" of documents (that is the ability to use our information in the way we need, for as long as we need) and the availability of two signatures re cheques and other legal documents can both be put at risk by death, accident, changes in organisation, management, processes, technology, holidays, or travel. In practical terms, our information is only usable if we can find it, open it, work with it, understand it and trust it.

In order therefore for us to maintain information continuity and the ability to do our business, we ensure that our Administrator acts as a hub for all information, and in case of accident that her information system will be understood and accessible to at least one named trustee.

The Trustees have assessed the disclosures made in the Trustee's report and consider that these sufficiently detail the significant activities undertaken in order to carry out the charity's aims for the public benefit. When planning the Charity's activities, the Trustees have given regard to the Charity Commissions guidance on public benefit.

3. ACHIEVEMENTS AND PERFORMANCE

In the year ending 31 March 2019, The Inlight Trust made:

- 16 grants totaling £196,000 giving an average of £12,250 per grant (compared to the year ending 31 March 2018: 14 grants totaling £265,000 giving an average of £18,926 per grant).

A detailed list of grants made in the year is included in note 5 of the attached accounts.

The Trustees feel that their objectives have been adequately met this year.

However, the Trustees are aware that there are external factors which could affect the achievements of their objectives. In respect of investments these are dependent on the general performance of the UK markets. In order to minimize this, the Trustees have set prudent investment policies and place reliance on the technical expertise and foresight of the investment managers to monitor and advise on necessary investment changes and suitable asset allocations.

There are no restrictions on the Charity's power to invest. The investment strategy is set by the Trustees and takes into account income requirements, the risk profile and the investment managers view of the market prospects in the medium term. The overall investment policy is to maximize total return.

The investments market value as at 31 March 2019 of £1,562,174 (2018: £3,346,441).

Overall the investment portfolio has maintained performance and after the above reorganisation the investments are being made in accordance with the Trustees' investment policy set out above.

The Trustees are satisfied with the overall performance of the investments and remain satisfied that their investment objectives are being met and their policy is being achieved.

4. FINANCIAL REVIEW

The Trust's strategic income policy is to increase both the capital value wherever possible and the income of its assets and to achieve the maximum distribution of income consistent with prudent management. As an endowed Charity, the Trust has never made an appeal for funds. The Trust's income continues to derive from residential properties, from charitable common investment funds and from bank interest.

In recent years the government reduced our dividend income by taxation and introduced legislation that has steadily added to our residential property costs over and above inflation, and thus to the level of reserves required to maintain the Properties both to a satisfactory standard and to ensure that they meet current regulatory requirements. Accordingly, we continue to carefully review the performance of our residential properties (see 5 below), and whilst we keep informed about our Investment Fund Managers' policies we continue to be satisfied with their overall performance.

The Trustees confirm that all the Trust's investments are in line with the original deed, being in ethical common investment funds, and the Trustees have been advised by their Fund Managers that our indirect exposure is less than 5% in areas of concern e.g. tobacco, armaments etc.

5. PLANS FOR FUTURE PERIODS

During the year under review, in conjunction with our respective managers, we have continued our previously established strategic approach to the individual and collective Strengths, Weaknesses, Opportunities and Threats, in respect of all our investment funds and residential properties.

We have continued with our more attentive approach to residential properties; we continue to dispose of selected older properties in which there are no longer Regulated Tenants, in favour of acquiring more modern properties. In line with this we did indeed purchase a refurbished block of ten apartments and mews homes during this year and an older property has been ear-marked for disposal in the next financial year.

We continue to have difficulty in attracting and assessing grant applications but, as part of our due diligence, we have made a useful start with this mainly by Trustees visiting some applicants. This has resulted in higher Trustee expenses but has, so far, proved to be beneficial to all concerned.

6. STATEMENT OF TRUSTEES' RESPONSIBILITIES

The charity's Trustees are responsible for preparing the Trustees Annual Report and the financial statements in accordance with applicable law and UK accounting standards (UK Generally Accepted Principles).

The law applicable to charities in England and Wales requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources for 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 of the Charities Statement of Recommended Practice (SORP);
- make judgments 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 and
- 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 the time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011 and the Charity (Accounts and Reports) Regulations 2008. The Trustees 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.

7. DISCLOSURE OF INFORMATION TO AUDITORS

In so far as the Trustees are aware:

- there is no relevant audit information of which the charity's auditors are unaware; and the Trustees have taken all steps that they ought to have taken to make
- themselves aware of any relevant audit information and to establish that the auditors are aware of that information.

Signed on behalf of the Trustees of The Inlight Trust by


 Mrs Judy Hayward

13.11.19
 Date

Independent Auditor's report to the Trustees of The Inlight Trust for the year ended 31 March 2019

We have audited the financial statements of The Inlight Trust for the year ended 31 March 2019 set out on pages 8 to 14 which have been prepared on the basis of the accounting policies set out on page 10. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom accounting standards (United Kingdom Generally Accepted Accounting Practice).

This report is made solely to the charity's Trustees as a body, in accordance with Section 144 of the Charities Act 2016 and the regulations made under Section 174 of that Act. Our audit work has been undertaken so that we might state to the charity's 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 charity and the charity's Trustees as a body, for our audit work, for this report, or for the opinions we have formed.

Respective responsibilities of Trustees and Auditor

As explained more fully in the statement of Trustees' Responsibilities, the Trustees are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view.

We have been appointed as auditor under section 144 of the Charities Act 2016 and report in accordance with regulations made under section 174 of that Act. 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 group'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. We read all the information in the report of Trustees to identify material inconsistencies with the audited financial statements. 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 Charity's affairs as at 31 March 2019 and of the Charity's incoming resources and application of resources, 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 Charities Act 2016.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Charities Act 2016 requires us to report to you if, in our opinion:

- the information given in the report of Trustees is inconsistent in any material respect with the financial statements;
- sufficient accounting records have not been kept;
- the financial statements are not in agreement with the accounting records and returns and
- we have not received all the information and explanations we require for our audit.



Paul Branston Adams (Senior Statutory Auditor)
For and on Behalf of Branston Adams
Statutory Auditors and Chartered Certified Accountants
Suite 2 Victoria House
South Street
Farnham
Surrey
GU9 7QU

14/11/2019
Date

The Inlight Trust
Statement of Financial Activities
For the year ended 31 March 2019

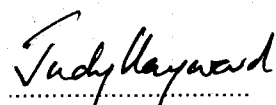
		2019	2018
		£	£
	Note		
INCOMING RESOURCES			
Investment income	2	160,016	158,445
Interest Receivable	3	453	175
Rental Income		217,337	195,007
TOTAL INCOMING RESOURCES		377,806	353,627
RESOURCES EXPENDED			
Costs of generating funds:			
Rental expenses	4	76,304	73,432
Charitable activities	5	196,000	265,000
Governance costs			
Management and administration	6	73,941	30,404
TOTAL RESOURCES EXPENDED		346,245	368,836
NET RESOURCES EXPENDED BEFORE ASSET DISPOSAL		31,561	(15,209)
Gains/(Loss) on disposals of property assets		-	-
Gains/(Loss) on disposals of investment assets		-	-
NET RESOURCES EXPENDED BEFORE REVALUATIONS		31,561	(15,209)
Gains/(Loss) on revaluations of property assets		77,500	
Gains/(Loss) on revaluations of investment assets		(74,267)	(92,699)
NET MOVEMENT IN FUNDS FOR THE YEAR		34,794	(107,908)
Total funds at 1 April 2017		7,238,922	7,346,830
TOTAL FUNDS AT 31 MARCH 2018		7,273,716	7,238,922

The Inlight Trust
Statement of Financial Position
As at 31 March 2019

	Note	2019		2018	
		£	£	£	£
FIXED ASSETS					
Tangible assets	9		4,880,000		3,805,000
Investments	10		1,562,174		3,346,441
			<u>6,442,174</u>		<u>7,151,441</u>
CURRENT ASSETS					
Debtors	11	60,730		60,015	
Cash		<u>775,149</u>		<u>31,441</u>	
		835,879		91,456	
CREDITORS: amounts falling due within one year	12	(4,337)		(3,975)	
NET CURRENT ASSETS			<u>831,542</u>		<u>87,481</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			<u><u>7,273,716</u></u>		<u><u>7,238,922</u></u>
THE FUNDS OF THE CHARITY					
Unrestricted income funds	13		7,273,716		7,238,922
TOTAL FUNDS			<u><u>7,273,716</u></u>		<u><u>7,238,922</u></u>

The financial statements were approved by the Trustees on 13th November 2019

and were signed on their behalf by:


 Mrs Judy Hayward

Notes to the financial statements
For the year ended 31 March 2019

1. ACCOUNTING POLICIES

a) *Basis of preparation and Going concern*

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 the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued on 17 July 2014 and the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and the Charities Act 2016.

The trustees consider that there are no material uncertainties about the Trust's ability to continue as a going concern.

b) *Incoming resources*

Income comprises gross investment income, deposit interest and property revenue.

All incoming resources are included in the Statement of Financial Activities when the charity has entitlement to the funds, certainty of receipt and the amount can be measured with sufficient reliability.

c) *Resources expended*

Resources expended are included in the Statement of Financial Activities on an accruals basis, inclusive of any VAT which cannot be recovered. All expenditure has been classified under headings that aggregate all costs related to the category. Costs that cannot be directly attributed to particular headings have been allocated to activities on a basis consistent with use of resources.

Grants payable are only recognised in the accounts when a commitment has been made and there are no conditions to be met relating to the grant which remain in the control of the charity.

d) *Fund accounting*

Funds held by the charity are unrestricted general funds, which are available for use in accordance with the charitable objects at the discretion of the Trustees.

e) *Tangible fixed assets and depreciation*

Freehold investment properties are professionally valued every five years, which is in accordance with recommended practice. In intervening periods, investment properties are shown at market value based on the trustee's review.

The last professional valuation was on 8 June 2015.

Leasehold properties are shown at market values allowing for the length of term remaining on the lease and are professionally valued every five years. The last valuation was on 8 June 2015.

No depreciation is provided on freehold or leasehold properties as they are held as investment properties and recorded at market value.

f) Fixed asset investments

Investments are a form of basic financial instrument and are initially recognised at their transaction value and subsequently measured at their fair value as at the balance sheet date using the closing quoted market price. The statement of financial activities includes the net gains and losses arising on revaluation and disposals throughout the year. The Trust does not acquire put options, derivatives or other complex financial instruments. The main form of financial risk faced by the charity is that of volatility in equity markets and investment markets due to wider economic conditions, the attitude of investors to investment risk, and changes in sentiment concerning equities and within particular sectors or sub sectors.

g) Realised gains and losses

All gains and losses are taken to the Statement of Financial Activities as they arise. Realised gains and losses on investments are calculated as the difference between sales proceeds and their opening carrying value or their purchase value if acquired subsequent to the first day of the financial year. Unrealised gains and losses are calculated as the difference between the fair value at the year end and their carrying value. Realised and unrealised investment gains and losses are combined in the Statement of Financial Activities.

h) Assets and liabilities

Current assets are included at the lower of cost and net realisable value. Liabilities are generally recognised as soon as there is a legal or constructive obligation committing the charity to the expenditure. Liabilities are included at their settlement value.

2. INVESTMENT INCOME

	2019 £	2018 £
UK quoted investments	<u>160,016</u>	<u>158,445</u>

3. INTEREST RECEIVABLE

	2019 £	2018 £
Interest receivable	<u>453</u>	<u>175</u>

4. RENTAL EXPENDITURE

	2019 £	2018 £
Community charges and general rates	354	(413)
Agent's fees	28,076	26,572
Repairs and maintenance	35,279	32,005
Service charges	5,040	7,907
Light & heat and insurance	<u>7,555</u>	<u>7,361</u>
	<u>76,304</u>	<u>73,432</u>

5. GRANTS PAYABLE

	2019 £	2018 £
Grants	<u>196,000</u>	<u>265,000</u>

Grants were made as follows in the year ended 31 March 2019:

	£
1st June 2018 meeting:	
Gaia House	30,000
A Rocha UK	<u>10,000</u>
	<u>40,000</u>
14th September 2018 meeting:	
Guy's Gift	10,000
Katharine House Hospice	10,000
Kilbryde Hospice	15,000
Peace Hospice Care	10,000
Salisbury Cathedral	<u>10,000</u>
	<u>55,000</u>
14th November 2018 meeting:	
Prison Phoenix Trust	6,000
The Seekers Trust	5,000
St Ethelburga's	<u>20,000</u>
	<u>31,000</u>
14th March 2019 meeting:	
St Ethelburga's	15,000
Othona	10,000
Willen Hospice	15,000
Kagyu Samye Dzong - Edinburgh	5,000
Amoghasiddhi Kadampa Buddhist Centre	5,000
The British Library	<u>20,000</u>
	<u>70,000</u>
Total – Grants	<u>196,000</u>

6. GOVERNANCE COSTS

	2019 £	2018 £
Management and administration costs		
Professional and legal fees	46,304	1,335
Accountancy fees	1,008	2,052
Audit fees	3,960	2,400
Staff salaries	17,628	16,300
Pension	211	95
Travel, stationery, postage and office expenses	<u>4,830</u>	<u>8,222</u>
	<u>73,941</u>	<u>30,404</u>

7. TRUSTEES

None of the Trustees or any persons connected with them received any remuneration during the period. Six Trustees and one employee were reimbursed a total of £4,830 (2018 - £8,222) for travel, stationery, postage and office expenses.

8. STAFF

The average number of person's employed during the year was 1 (2018-1)

	2019 £	2018 £
Staff costs were as follows:		
Staff salaries	16,589	15,313
Social security costs	1,039	987
	<u>17,628</u>	<u>16,300</u>

No Employee or Trustee received emoluments above £60,000.

9. TANGIBLE FIXED ASSETS

	2019 £	2018 £
Freehold and leasehold investment property		
As at 1 April 2018	3,805,000	3,805,000
Additions	1,700,000	-
Disposals	625,000	-
Revaluations	-	-
Balance as at 31 March 2019	<u>4,880,000</u>	<u>3,805,000</u>

Properties are freehold and leasehold and were last professionally valued on 8 June 2015 on an open market value basis subject to the tenancies subsisting at the valuation date and the leasehold terms remaining.

Trustees have confirmed that the value shown accurately reflects the properties at market value, in accordance with the charity's accounting policy.

10. INVESTMENTS

	2019 £	2018 £
Investments Valuation		
Market value as at 1 April 2018	3,346,441	3,449,342
Additions	-	-
Disposals	(1,710,000)	(10,202)
Revaluations	(74,267)	(92,699)
Market value as at 31 March 2019	<u>1,562,174</u>	<u>3,346,441</u>

During the year the Trustees of the charity decided to cease using Blackrock investments. The decision was taken on the basis of portfolio performance and management charges.

The Charity held the following material UK investment portfolios as at 31 March 2019:

	2019 £
Material UK Investments	
Schroder Income Maximiser Fund	380,854
Schroder Charity Multi-Asset Fund	1,181,320
Market value as at 31 March 2019	<u>1,562,174</u>

11. DEBTORS

	2019 £	2018 £
Trade debtors	730	15
Loans to charities	55,000	55,000
Other debtors	5,000	5,000
	<u>60,730</u>	<u>60,015</u>

The Charity has provided an interest free loan of £55,000 which is repayable on demand. The loan was made to The Rokpa Trust, being £40,000 during 2014 and £15,000 during 2019. On the balance sheet date, the full loan amount remained outstanding.

12. CREDITORS: Amounts falling due within one year

	2019 £	2018 £
Social security & other taxes	300	-
Net wages	(216)	-
Pension	(801)	-
Other creditors	1,225	-
Accruals	3,800	3,800
	<u>4,308</u>	<u>3,800</u>

13. FINANCIAL COMMITMENTS

At 31 March 2019 the charity had no financial commitments (2018 - £Nil)

14. RELATED PARTY TRANSACTIONS

There were no related party transactions in the year. (2018 - £Nil)

15. TAXATION

The Inlight Trust is a registered charity and therefore is not liable to income tax or corporation tax on income derived from its charitable activities, as it falls within the various exemptions available to registered charities.