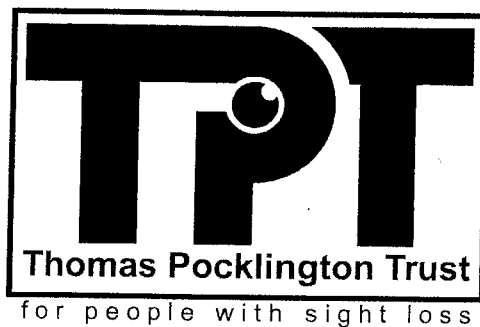


# **Thomas Pocklington Trust**



## **Report and Accounts**

**for the year**

**ended**

**31 March 2019**

**Registered with the Charity Commission as  
Thomas Pocklington Trust  
Charity No. 1113729  
Company No. 05359336**

# Thomas Pocklington Trust

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**Thomas Pocklington Trust**  
**Trustees, Patrons, Key Management Personnel and Advisers**

## **Board of Trustees**

Rodney Powell	Chairman
Jenny Pearce BEM	Deputy Chair
Alastair Chapman	
Mervyn Williamson	
John Thompson (deceased March 2019)	
Fadeia Hossian (resigned March 2019)	
Phillip Longworth	
Matt Wadsworth	
Rt Hon Marsha De Cordova MP	
Graham Findlay	

## **Patrons**

Pat Powell  
Hon. Jessica White

## **Key Management Personnel**

Peter Corbett	Chief Executive (retired 17 January 2019)
Charles Colquhoun	Interim Chief Executive (appointed 17 January 2019)

## **Registered Office**

Tavistock House South  
Tavistock Square  
London WC1H 9LG

## **Registered Numbers**

Registered as a charity, number: 1113729  
Registered as a company, number: 05359336

## **Website**

[www.pocklington-trust.org.uk](http://www.pocklington-trust.org.uk)

## **Principal Professional Advisers**

### **Bankers**

The Co-operative Bank Plc  
9 Prescott Street, London  
E1 8BE

NatWest  
314 Chiswick High Road,  
London  
W4 5TA

### **Registered Auditor**

Nexia Smith & Williamson  
25 Moorgate, London  
EC2R 6AY  
to January 2019

Mazars LLP  
Times House, Throwley Way,  
Sutton, Surrey,  
SM1 4JQ  
from January 2019

### **Solicitors**

Russell-Cooke  
2 Putney Hill, London  
SW15 6AB

### **Investment Managers**

Schroders Cazenove  
12 Moorgate, London  
EC2R 6DA (to November 2018)

Sarasins  
Juxon House  
100 St Pauls Churchyard  
London EC4M 8BU  
from November 2018

### **Property Managers and Advisers**

Tandem  
27 Bream's Buildings, London  
EC4A 1DZ

**Thomas Pocklington Trust**  
**Trustees, Patrons, Key Management Personnel and Advisers**

**Insurance Brokers**

Lockton  
The St Botolph Building  
138 Houndsditch  
London  
EC3A 7AG

## **Thomas Pocklington Trust Trustees' Annual Report incorporating the Strategic Report**

The Trustees, who are also Directors for the purposes of company law, present their report and the accounts of the Charity for the year ended 31 March 2019. This Trustees' Report required by the Charities Act 2011 is also the Directors' Report and incorporates the Strategic Report, both prepared in accordance with the Companies Act 2006.

### **Our Purpose – why we exist**

Thomas Pocklington Trust is a Charity which believes in a society where people with sight loss can participate fully. We are committed to increasing awareness and understanding of the needs and aspirations of people with sight loss and to working with partners to develop and implement services which meet these needs and improve lives.

In short, we exist for people with sight loss.

### **Our vision – what we aspire to**

Our new mission statement is as follows

'Enabling and empowering blind and partially sighted people of all ages to live the life they want to lead.'

### **Structure, Governance and Management**

Thomas Pocklington Trust is a company limited by guarantee, company number 05359336, registered with the Charity Commission, registration number 1113729.

The Charity's constitution is its Articles of Association. The objects of the Charity were amended and approved by the Charity Commission on 14 March 2018, as set out below:

- To relieve those in need through sight loss and other related conditions, in particular by the provision of support services and information for their care and welfare; and
- To undertake research into the advancement of knowledge of the prevention, alleviation and cure of visual impairment and other related problems.

Thomas Pocklington Trust is authorised by the Charity Commission to be the sole Corporate Trustee of The Gift of Thomas Pocklington (The Gift). As Corporate Trustee, Thomas Pocklington Trust receives the income generated

## **Structure, Governance and Management (continued)**

by the Permanent Endowment (held by The Gift) to carry out the charitable activities in line with the objectives set out in its Articles of Association.

The Board may comprise up to twelve Trustees who have legal responsibility for the effective use of resources in accordance with the Charity's objectives, and for providing effective leadership and direction.

Trustees have been appointed to the Board in accordance with the Trustees' selection policy and taking account of the range of skills required to govern the Charity's business. The recruitment and selection policy provides for various methods of recruitment such as advertising and nomination. A skills audit is conducted periodically to ensure that the Board has the requisite range of skills to carry out its responsibilities.

All Trustees give of their time freely and no Trustee remuneration was paid in the year. Details of Trustee expenses are disclosed in note 16 to the accounts. Trustees are required to disclose all relevant interests and register them with the Chief Executive and, in accordance with the Charity's policy, withdraw from decisions where a conflict of interest may arise.

Each new Trustee is given an appropriate induction programme and training relevant to their responsibility. Trustees are also encouraged to involve themselves in areas of particular interest through close involvement with the management, staff and users of the Charity's services.

The Board of Trustees controls the Charity both directly and through its sub-committee, the Governance and Resources Committee, which both meet four times per year. The terms of reference and composition of the Board and Governance and Resources Committee were reviewed during the year to ensure they continue to meet the evolving needs of the charity and its governance requirements and will be reviewed again as the organisation continues to evolve.

The day to day management of the Charity is delegated by the Trustees to the Chief Executive, who is supported by the senior executive team. The Chief Executive works within a schedule of delegated authorities with any decisions outside of the schedule being reserved to the Trustees. Matters reserved to the Trustees include Chief Executive remuneration, spend over £25k (2018 £100k), property disposals and approving strategy, budgets and accounts.

## **Structure, Governance and Management (continued)**

The Chief Executive's remuneration is set by the Trustees and is subject to an annual review. In undertaking this review the Trustees consider the outcome of the annual appraisal of the Chief Executive and the remuneration of comparative positions.

Trustee indemnity insurance is provided by Hiscox.

It is with sadness that we report the death of John Thompson, a trustee of Thomas Pocklington Trust since 2016 and a leading light in the eye health and sight loss sector. We are deeply indebted to him for his contribution to Pocklington's re-focused strategy and his wise counsel will be greatly missed.

### **Grant Making and Funding Policy**

Proposals for funding externally commissioned research are assessed by our Charitable Investment Committee and may involve external peer review and consultation with people with sight loss before approval.

Other funding or provision of support to other Charities in the sight loss sector is provided through decisions made on a systematic basis at our Charitable Investment Committee meetings. Applicants are initially invited to complete an Expression of Interest form followed by a Grant Application Form. The forms are scrutinised and decisions formally recorded by the Charitable Investment Committee which is comprised of the Pocklington Executive Leadership Team. Decisions are subject to approval by the Chief Executive and Trustees, where required, within the limits set by the Trustees as part of the budgeting process.



## **Risk management**

The Trustees have a formal risk management process to assess business risks and view the strategic management of risk as an integral part of their decision-making processes, supporting effective planning and evaluation of its activities. The key risks faced by the Charity are as follows:

<b>Risk</b>	<b>How the risk is managed</b>
Major fall in capital values across investment and property portfolios.	Diversified portfolio across different asset classes. Only circa 8.5% of investment assets held in stock market. Fall in value does not necessarily mean fall in rental income. In assessing the total rate of return, a trigger point is reached if property values fall by 10% - the total return rate would then be reviewed by the Trustees. The total return rate is reviewed annually by Trustees. Thomas Pocklington Trust also employs a highly experienced Head of Property.
Brexit	The main risk from Brexit for the Charity is the possible impact on London property. So far there has been no discernible impact on property values, rental income or gaps between rentals but the Charity carefully monitors this situation. The charitable activity has no material risk from Brexit – all the activities are in the UK and all expenditure is in GBP with almost no materials bought from overseas.
Liquidity, including pension liability risk	Regular monitoring of the liability and economic environment. Percentage of total return budget determined annually by Trustees.

## **Thomas Pocklington Trust Trustees' Annual Report incorporating the Strategic Report**

Reputational risk

Regular monitoring of relevant internal policies and staff training in place, in particular those regarding safeguarding vulnerable people and GDPR.

The Trustees confirm that they have reviewed the major risks and processes for addressing them have been implemented.

### **Aims and Activities for the Public Benefit**

The principal aims of the Charity are to provide services and information for the welfare of people with sight loss and to carry out and apply research into the prevention, alleviation and cure of sight conditions.

On 14 March 2018, the Charity updated its objectives to reflect these aims and extend its reach to all visually impaired people, not just those over the age of 16.

The Charity is committed to increasing awareness and understanding of the needs and aspirations of people with sight loss and to working with partners to develop and implement services which meet these needs and improve lives.

Understanding needs

- Identifying priority needs across the sector and ensuring that these are communicated and disseminated widely;
- Undertaking research and pilot interventions into priority needs and the effectiveness of interventions; and
- Influencing change in the sector using our knowledge and expertise, and the outcomes of our research.

Meeting needs

- Using our knowledge and resources we seek to ensure needs are met by:
  - Direct service provision;
  - Supporting service providers in the sector; and
  - Working with other sector bodies (charities, umbrella bodies and government) to develop frameworks for the provision of future services

## **Aims and Activities for the Public Benefit (continued)**

For more details see 'Activities and Performance'.

The Trustees confirm that they have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the Charity's aims and objectives and in planning future activities. We are here '*for people with sight loss*'; our services are open to any person with sight loss regardless of their economic status, gender, ethnicity, race or religion.

Where it is appropriate to charge for the services we provide, we aim to set our fees, rents and other charges at a level which will cover our direct operating costs and make a contribution to central overheads, an objective which is consistent with our aim of providing quality sustainable services. The Charity received some donations during the year but does not currently conduct public fundraising activities.

## **Activities and Performance for the Year Ended 31 March 2019 (Strategic Report)**

Over the year, the Charity has built on previous strategic aims and has seen the organisation continue the transition from being considered a supported housing provider to becoming a provider of local community-based services and an enabler and facilitator drawing services together across the sector, increasing our reach and working in line with our purpose.

The Charity measures success through a scorecard setting out key performance indicators against relevant benchmarks. These indicators demonstrate the success in delivering the change in strategy through investing more in Meeting Needs and less in Understanding Needs:

## Activities and Performance for the Year Ended 31 March 2019 (Strategic Report) (continued)

	2018	2019
Number of research projects	11	7
Amount invested into research	£204k	£91k
Number of volunteers	251	246
Number of organisations supported	16	27
Total return rate	4.25%	5%

### Understanding needs

The research we fund supports independent living for people with sight loss. It identifies barriers and opportunities in areas such as employment, housing and technology and we work in partnership to promote positive change across the health, social care and design sectors. We share our knowledge and expertise widely to influence policy and services and to provide solutions directly to people with sight loss.

In 2018/19, we grant funded 7 (2017/18:11) research or development projects. The total funding committed in the year was £91k (2017/18: £204k). Working with other organisations to deliver good research and development projects is important to us in making best use of skills and resources and we continued to collaborate closely with many national and local charities as well as university and consultancy teams whose work we have funded.

Our policy team has grown in the past year with the recruitment of Policy Managers specialising in issues relating to children and young people, early intervention such as vision rehabilitation, low vision and support at point of diagnosis, as well as engaging an income and benefits expert to address issues in that field for blind and partially sighted people.

We have had success in challenging decision-making related to Personal Independence Payments which adversely affected blind and partially sighted people. We have actively campaigned on the issue of Disabled Students

## **Activities and Performance for the Year Ended 31 March 2019 (Strategic Report) (continued)**

### **Understanding needs (continued)**

Allowance which led to a roundtable with Chris Skidmore MP, Minister of State for Universities, Science, Research and Innovation with students with vision impairment co-hosted by our partner the University of Birmingham whose research we have funded. The roundtable was referenced in the Government's announcement of the formation of a new Disabled Students Commission <https://www.gov.uk/government/news/new-group-to-boost-support-for-disabled-students> We have worked in partnership with many organisations across the sector to develop a programme of work to improve early intervention services for those who lose their sight.

In 2018/19 we continued to provide the operational lead for the England Vision Strategy (EVS) addressing the problems faced on a daily basis by blind and partially sighted individuals and promoting the importance of maintaining good eye health. This has been undertaken in partnership with the leading organisations in England which are working together to deliver the strategy.

At the EVS conference in May 2018, where the keynote speaker was Sarah Newton MP, Minister of State for Disabled People, Health and Work, we launched the EVS refreshed priorities for 2018 – 2021, recognising the changing world we live in with more focus on technology, peer support – both face to face and online – and moved to a more person-centred style by way of language, using terms related more to outcomes than to professions.

Stemming from learning through our EVS work, we provided funding to undertake a review of Local Eye Health Networks which are incredibly important in joining up eye health services at a local level and influencing commissioning decisions. The findings show the value of the LEHNs and how we need to integrate them into the new Integrated Care Systems.

Our EVS regional team has supported development of Eye Health Strategies based on evidence bases we developed to improve services for people at a local level. We have also succeeded in joining together health, social care and voluntary sector organisations across the country to better join up services and meet the needs of blind and partially sighted people.

## **Activities and Performance for the Year Ended 31 March 2019 (Strategic Report) (continued)**

### **Understanding needs (continued)**

A UK National Eye Health and Hearing Study (UKNEHS) has been developed to address the desperate need in the UK for high quality, up-to-date data on hearing loss and eye health, so that the UK can plan future services in the most effective way, improve outcomes for those affected, and develop a more effective public health strategy in these crucial areas. Pocklington has been providing project management support for the last eighteen months and is working closely with the project's leadership group.

It is anticipated that it will be a nation-wide study encompassing all four nations and will focus on four key objectives; Effectiveness, Efficiency, Economy and Compliance, with digital transformation opportunities remaining at the heart of the study. More specifically, it will identify the prevalence and causes of vision and hearing impairment in the UK population aged 50 and over, providing an up-to-date and comprehensive picture of the UK's hearing and eye health.

After positive meetings with representatives from the Treasury and Public Health England, it is hoped that the study will be included in the Government's Comprehensive Spending Review due to take place later this year.

### **Meeting needs – working with partner organisations**

Through the provision of grants and other support, we also continued to work together with other sight loss organisations to widen our reach to visually impaired people. We have actively supported the activities of Vision UK, Metro Blind Sport and Visionary, and have continued to provide leadership and funding for the London Visual Impairment Forum ([www.lvif.co.uk](http://www.lvif.co.uk)).

In the course of the financial year, Visionary continued to develop and deliver a range of services which supported 121 local sight loss charities to reach circa 229,000 blind and partially sighted people. Visionary staff assisted local sight loss charities on 46 specific support cases as well as providing training and guidance and sharing best practice across a wide range of areas. Visionary also continued to act as the national voice of local sight loss

## **Activities and Performance for the Year Ended 31 March 2019 (Strategic Report) (continued)**

### **Meeting needs – working with partner organisations (continued)**

charities, working with its regional groups and on behalf of members with partners on national projects.

The Visionary team also delivered one large national conference, attended by approximately 204 delegates, and three regional leadership conferences, attended by 65 delegates, at which sight loss charities came together to learn new skills and share experiences. Working alongside Thomas Pocklington Trust, Visionary is supporting sight loss charities to work with each other and develop productive partnerships which will benefit people living with sight loss.

Visionary continues to work to three strategic priorities:

- Identifying the unmet needs of blind and partially sighted people;
- Developing the roles of local sight loss charities in meeting these needs; and
- Developing a strong national network and working with partners to support the effective delivery of consistently high quality services for people with sight loss.

Visionary has continued to work alongside the Scottish Council on Visual Impairment and the Welsh Council of the Blind to ensure there is support available nationwide.

We have continued to actively support East London Vision ([www.eastlondonvision.org.uk](http://www.eastlondonvision.org.uk)), South East London Vision ([www.selvis.org.uk](http://www.selvis.org.uk)) and Birmingham Vision ([www.birminghamvision.co.uk](http://www.birminghamvision.co.uk)) to provide increased services and coordination of activities for visually impaired people. We are currently supporting London Vision ([www.londonvision.org](http://www.londonvision.org)) to bring together the work of East London Vision and South East London Vision under one umbrella. London Vision works to create a society that has equal opportunities for blind and partially sighted people in London.

## **Activities and Performance for the Year Ended 31 March 2019 (Strategic Report) (continued)**

### **Meeting needs – working with partner organisations (continued)**

Other organisations with which we have actively collaborated during the year include:

- Metro Blind Sport ([www.metroblindsport.org](http://www.metroblindsport.org))
- Visionary ([www.visionary.org.uk](http://www.visionary.org.uk))
- Croydon Voluntary Association for the Blind
- Gateshead & South Tyneside Sight Service
- Merton Voluntary Association for the Blind
- Newcastle Vision Support
- Royal National Institute of Blind People
- Wiltshire Sight
- British Blind Sport
- Infosound
- SCOVl
- Wales Council of the Blind
- Living Paintings
- Royal Society for Blind Children
- VI Talk
- Galloways Society for the Blind
- Dorset Blind Association
- Beacon Centre for the Blind
- Henshaws Society for Blind People
- Hartlepool Blind Welfare Association
- Sight Support

Our support of partner organisations was provided through £2,068k (2018 £1,822k) of grants in the form of direct financial support, donated services in the form of staff secondments and other professional services support.



## **Activities and Performance for the Year Ended 31 March 2019 (Strategic Report) (continued)**

### **Meeting needs – direct service delivery**

#### **Employment**

The employment department has carried out a stakeholder engagement activity to better understand the issue of employment for blind and partially sighted people. As a result, we have been championing a change in the narrative around the issue and have trialled new services with a view to developing a new brand and service offer to key stakeholders.

#### **Children & Young People**

Our work in the Children and Young People arena has included conducting a scoping exercise of children, young people and families' provision from national and local partners.

We are active members of the Young Vision Alliance, Starting Point, Vision UK, NICE and Sight Advice FAQ children, young people and families' groups. We have developed and produced a new Children, Young People and Families checklist, a tool to aid local sight loss charities in delivering effective support.

#### **External Technology**

This year has been busy for the external technology services team. Our most significant achievement was the successful launch of the Vital Tech website at [www.vitaltech.org.uk](http://www.vitaltech.org.uk) enabling blind and partially sighted people, their families, friends and service providers to access on-demand impartial assistive technology guidance on relevant solutions currently available in the UK. The Vital Tech website contains approximately 100 searchable pages of easy to read, researched information presented by task, clearly showing how tech can make a positive impact in daily life. We have improved our relationships with mainstream technology companies which resulted in our invitation from Microsoft to attend their 2019 EU Accessibility Summit.

#### **Engagement**

Since April 2018, we have set up Sight Loss Councils in the Black Country, Merseyside, Newcastle and Bristol, in addition to the existing Sight Loss Council in Birmingham. Sight Loss Council members have been actively getting involved with many local decision-making groups in order to influence and improve their communities for blind and partially sighted people.

## **Activities and Performance for the Year Ended 31 March 2019 (Strategic Report) (continued)**

### **Meeting needs – direct service delivery (continued)**

Key achievements include a Sight Loss Council member from Birmingham receiving a Patient Recognition Award for his continuing support, involvement with the introduction of the Minor Eye Condition Service across the city and continued work with the local authority in Birmingham to improve the rehabilitation service. We have worked with local MPs in the Midlands to raise awareness of the difficulties faced by visually impaired people at the newly refurbished Wolverhampton train station and are now working closely with the rail provider to resolve these issues.

### **Housing**

In 2018 we completed the sale of Pocklington Court to Optivo who will be developing a mix of extra care housing and affordable homes on the site. We continue to provide housing for visually impaired people at Pocklington Lodge in west London. Support is provided by Hestia under a contract funded by the local authority.

We continue to provide an independent housing service to assist people with a visual impairment to access general needs housing.

## **Financial Performance**

Our total funds are made up of our permanent endowment, restricted funds and unrestricted funds.

The net amount spent on our charitable aims in the period, before gains and losses on investments and before the total return transfer from the permanent endowment, was £6,455k (2018: £5,860k). This was a planned increase in expenditure for the benefit of current beneficiaries under the total return policy.

Overall, including net income from the permanent endowment and after gains and losses on investments in the year, we generated a deficit of £144k (2018: £6,606k deficit).

## Activities and Performance for the Year Ended 31 March 2019 (Strategic Report) (continued)

### Financial Performance (continued)

In determining the dates at which the initial value of the trust for investment was determined, the Trustees considered the legal requirements and the Charity Commission guidance, and they determined that the most appropriate approach was that the starting date for the assessment should be the dates on which the original bequest was received by the Charity.

The initial value of the trust for investment was established from historical records of the value of the receipts of the original bequest to the Charity as follows:

	£'000
September 1958	517
December 1965	400
<b>Total</b>	<b>917</b>

The Trustees have adopted a policy of applying 5% (2018: 4.25%) of the opening value of the permanent endowment to income; in accordance with the policy £7,512k (2018: £6,704k) was transferred from the total unapplied return to income and included in income prior to the adoption of the total return approach. The Trustees took advice from the accountants (Smith & Williamson LLP, Chartered Accountants).

We monitor the level of unrestricted reserves against the risks identified on our risk register and the anticipated need for change. As at 31 March 2019, we held £6,210k (2018: £5,977k) in unrestricted funds, £6k (2018: £6k) in restricted funds and £161,557k (2018: 161,934k) in the permanent endowment with total funds of £167,773k (2018: £167,917k).

## **Activities and Performance for the Year Ended 31 March 2019 (Strategic Report) (continued)**

### **Investment Policy**

The Charity's investment powers are governed by the Articles of Association, which permit the funds to be invested in stocks and unit trusts, freehold land and long leasehold land.

The investment policy was revised following a review of best practice in the charity sector and currently sets out that we seek to achieve a long term overall return of CPI+3%.

The policy recognises that a significant part of the overall return will be in the form of capital appreciation rather than income. Under the Total Return investment approach we are able to access some of the capital appreciation from the permanent endowment to release additional funds for expenditure on our charitable activities in the future.

The Trustees considered the split of investment and will continue the policy of being overweight in property which has served it so well historically.

Some of the Charity's investments are in the form of cash deposits, equities and bonds; as such the charity is exposed to credit, price and liquidity risks. The Charity seeks to minimise these risks by using a number of different banks with a minimum credit rating and investing via a number of listed investment funds in various territories.

### **Reserves Policy**

Our unrestricted reserves are maintained to provide funds to offset any unexpected events which may arise, including volatility in the transfers from the permanent endowment due to changes in the London property market, and to provide for major planned events including new developments and research.

The permanent endowment reserves reflect capital growth accumulated prior to the adoption of the total return approach on 1 April 2016. Subsequently, a plan to increase expenditure on charitable activities has been implemented to reduce the level of reserves held. This plan provides a gradual increase in the transfer from the permanent endowment fund to allow the Charity to scale its activities in a considered manner.

## **Activities and Performance for the Year Ended 31 March 2018 (Strategic Report) (continued)**

### **Plans for the Future and Achieving our Priorities**

Over the coming period we will continue to ensure that our strategic aims and our values remain aligned to the England Vision Strategy, the Seeing It My Way outcomes framework and the Eye Health and Sight Loss Pathways (for both adults and young people) to reflect the evidenced priority needs and aspirations of visually impaired people.

We will continue to focus our work around our three key priorities of education, employment and engagement.

We have established London Vision and Vision West of England and, with partners, Vision UK, and we will continue to help these organisations as well as Visionary and its members to further develop and implement strategies to meet the needs of people with and at risk of sight loss across the UK.

We will include in our plans an increased focus on giving people with sight loss greater control over their lives and their services through initiatives such as the Sight Loss Council which has been very successful in Birmingham.

We will increasingly differentiate where appropriate between the needs and aspirations of younger people, working age people, older people and people with additional conditions.

We will seek to further strengthen support in areas of the country where it is most needed, including Scotland, Wales and Northern Ireland.

And we will have a particular and increasing focus on initiatives to address the employment rate gap.

To help monitor the effectiveness and impact of our work we are developing a new approach to monitoring outputs, outcomes and impacts to reflect both qualitative and quantitative measures of performance.

## **Activities and Performance for the Year Ended 31 March 2019 (Strategic Report) (continued)**

### **Plans for the Future and Achieving our Priorities (continued)**

We will continue to develop our new website so that it remains an engaging and informative resource for the community we serve and our stakeholders.

Internally, we will continue to review our structure to ensure that we have the appropriate teams and governance in place to deliver on our aims and objectives and we will continue to ensure that our people understand the value of their contribution to the people we serve.

## **Statement of Trustees' Responsibilities**

The Trustees are responsible for preparing the Trustees' Annual Report incorporating the Strategic Report and the financial statements in accordance with applicable law and regulations.

Company law requires the Trustees to prepare financial statements for each financial year in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law) including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland". Under company law the Trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the charitable Company and of the 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 in the Charities SORP;
- make judgements and accounting estimates that are reasonable and prudent;

## **Statement of Trustees' Responsibilities (continued)**

- state whether applicable UK 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 charitable Company will continue in business.

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.

The Trustees are responsible for the maintenance and integrity of the corporate and financial information included on the charitable Company's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

## **Disclosure of Information to Auditor**

Insofar as the Trustees are aware at the time of approving our Trustees' Annual Report:

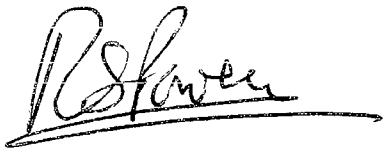
- there is no relevant information, being information needed by the auditor in connection with preparing their report, of which the charitable Company's auditor is unaware, and
- the Trustees, having made enquiries of fellow directors and the charitable Company's auditor that they ought to have individually taken, have each taken all steps that they are obliged to take as a director in order to make themselves aware of any relevant audit information and to establish that the auditor is aware of that information.

To read more about our work please refer to our website [www.pocklington-trust.org.uk](http://www.pocklington-trust.org.uk).

**Thomas Pocklington Trust**  
**Trustees' Annual Report incorporating the Strategic Report**

Approved by the Directors on *5th September* 2019

Signed on behalf of the Directors by:

A handwritten signature in black ink, appearing to read 'R S Powell', with a horizontal line drawn underneath the signature.

**R S POWELL, Chairman**

Registered Office:

Tavistock House South  
Tavistock Square  
London  
WC1H 9LG



**Thomas Pocklington Trust**  
**Year ended 31 March 2019**

**Independent auditor's report to the members of  
Thomas Pocklington Trust**

**Opinion**

We have audited the financial statements of Thomas Pocklington Trust (the 'charity') for the year ended 31 March 2019 which comprise the statement of financial activities, the balance sheet, statement of cash flows and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 March 2019 and of its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

**Basis for opinion**

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

**The impact of uncertainties due to Britain exiting the European Union on our audit**

The Trustees' view on the impact of Brexit is disclosed on page 7.

The terms on which the United Kingdom may withdraw from the European Union are not clear, and it is therefore not currently possible to evaluate all the potential implications to the charity's activities, suppliers and the wider economy.

We considered the impact of Brexit on the charity as part of our audit procedures, applying a standard firm wide approach in response to the uncertainty associated with the charity's future prospects and performance.

However, no audit should be expected to predict the unknowable factors or all possible implications for the charity and this is particularly the case in relation to Brexit.

**Conclusions relating to going concern**

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the trustees' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the trustees have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the charity's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

**Other information**

The trustees are responsible for the other information. The other information comprises the information included in the Report and Accounts, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our

**Thomas Pocklington Trust**  
**Year ended 31 March 2019**

report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

**Opinions on other matters prescribed by the Companies Act 2006**

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Trustees' Annual Report which includes the Strategic Report and the Directors' Report prepared for the purposes of company law, for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Strategic Report and the Directors' Report included within the Trustees' Annual Report has been prepared in accordance with applicable legal requirements.

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

In light of the knowledge and understanding of the charity and its environment obtained in the course of the audit, we have not identified material misstatements in the Strategic Report or the Directors' Report included within the Trustees' Annual Report.

## **Thomas Pocklington Trust**

### **Year ended 31 March 2019**

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

- adequate and proper 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 specific by law are not made; or
- we have not received all the information and explanations we require for our audit.

### **Responsibilities of Trustees**

As explained more fully in the trustees' responsibilities statement set out on pages 20-21, 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, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

### **Auditor's responsibilities for the audit of the financial statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is

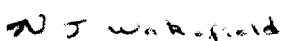
**Thomas Pocklington Trust**  
**Year ended 31 March 2019**

not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our auditor's report.

**Use of the audit report**

This report is made solely to the charity's members 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 charity's members 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 members as a body for our audit work, for this report, or for the opinions we have formed.

Signed: 

**Nicola Wakefield (Senior Statutory Auditor)**

for and on behalf of Mazars LLP

Chartered Accountants and Statutory Auditor

Times House, Throwley Way, Sutton, Surrey SM1 4JQ

Date: 2 December 2019

# Thomas Pocklington Trust

## Statement of Financial Activities for the year ended 31 March 2019

		Unrestricted funds	Restricted funds	Permanent endowment	Total funds	Total funds
	Notes	2019	2019	2019	2019	2018
		£'000	£'000	£'000	£'000	£'000
<b>Income and endowments from:</b>						
Donations and other activities	5	54	-	-	54	-
Charitable activities	6	531	-	-	531	590
Investments	7	39	-	5,334	5,373	5,065
Other	26	7,512	-	(7,512)	-	-
<b>Total income</b>	<b>8</b>	<b>8,136</b>	<b>-</b>	<b>(2,178)</b>	<b>5,958</b>	<b>5,655</b>
<b>Expenditure on:</b>						
Raising funds	10	(10)	-	(1,494)	(1,504)	(1,507)
Charitable activities						
Understanding needs		(776)	-	-	(776)	(1,000)
Meeting needs		(6,210)	-	-	(6,210)	(5,450)
Total	11	(6,986)	-	-	(6,986)	(6,450)
Other Expenditure		(944)	-	(45)	(989)	(17)
<b>Total expenditure</b>		<b>(7,940)</b>	<b>-</b>	<b>(1,539)</b>	<b>(9,479)</b>	<b>(7,974)</b>
Profit on disposal of asset		-	-	2,917	2,917	-
Net gain / (loss) on investments		37	-	423	460	(4,287)
<b>Net income / (expenditure)</b>		<b>233</b>	<b>-</b>	<b>(377)</b>	<b>(144)</b>	<b>(6,606)</b>
<b>Reconciliation of funds:</b>						
Total funds brought forward		5,977	6	161,934	167,917	174,523
<b>Total funds carried forward</b>		<b>6,210</b>	<b>6</b>	<b>161,557</b>	<b>167,773</b>	<b>167,917</b>

# Thomas Pocklington Trust

## Statement of Financial Position as at 31 March 2019

	Notes	2019 £'000	2018 £'000
<b>Fixed assets:</b>			
Property, plant and equipment	19	5,371	11,916
Investments	20a	155,071	156,450
		<u>160,442</u>	<u>168,366</u>
<b>Current assets:</b>			
Debtors	21	768	617
Cash at bank and in hand		9,175	4,447
Current asset investments	20b	3,408	-
		<u>13,351</u>	<u>5,064</u>
<b>Creditors – amounts falling due within one year</b>	22	<u>(1,446)</u>	<u>(1,517)</u>
<b>Net current assets</b>		<u>11,905</u>	<u>3,547</u>
<b>Total assets less current liabilities</b>		<u>172,347</u>	<u>171,913</u>
<b>Creditors - amounts falling due after more than one year</b>	23	<u>(4,574)</u>	<u>(3,996)</u>
<b>Net assets</b>		<u><u>167,773</u></u>	<u><u>167,917</u></u>
<b>Represented by:</b>			
Unrestricted funds	25	6,210	5,977
Restricted funds	25	6	6
Permanent endowment funds	25	161,557	161,934
<b>Total funds</b>		<u><u>167,773</u></u>	<u><u>167,917</u></u>

These accounts were approved by the Trustees on 5th September 2019 and were signed on their behalf by:

**R S Powell**  
Director



Company registered number: 05359336

# Thomas Pocklington Trust

## Statement of Cash Flows for the year ended 31 March 2019

	2019 £'000	2019 £'000	2018 £'000	2018 £'000
<b>Reconciliation of net (expenditure) to net cash used in operating activities</b>				
Net (expenditure), including dividends and interest	(144)		(6,606)	
Adjustments for:				
Depreciation	119		125	
Gain on disposal of property, plant and equipment	(2,917)		-	
Net (gain)/loss on investments	(460)		4,287	
Movement in debtors	(151)		315	
Movement in creditors due within less than one year	(66)		(52)	
Movement in creditors falling due after more than one year	719		(312)	
<b>Net cash used in operating activities</b>		(2,900)		(2,243)
<b>Cash flows from investing activities</b>				
Acquisition of property, plant and equipment	(356)		(8)	
Disposal of property plant and equipment	6,291		-	
Acquisition of investment properties	(525)		(401)	
Disposals of investment properties	1,098		5,128	
Acquisition of equity investments	(12,934)		(4,839)	
Disposals of equity investments	10,254		5,081	
<b>Net cash provided by investing activities</b>		3,828		4,961
<b>Cash flows from financing activities</b>				
Repayment of loan		(146)		(152)
<b>Net Cash Inflow</b>		782		2,566
<b>Cash and cash equivalents</b>				
At 1 April 2018		8,849		6,283
At 31 March 2019		9,631		8,849
<b>Cash and cash equivalents</b>				
Cash at bank, held by investment managers		456		4,402
Other cash at bank and in hand		9,175		4,447
		9,631		8,849



# **Thomas Pocklington Trust**

## **Notes to the Accounts for the year ended 31 March 2019**

### **1. Charity information**

Thomas Pocklington Trust ("the Trust") is a private company limited by guarantee and is incorporated in England; the registered office address is Tavistock House South, Tavistock Square, London, England, WC1H 9LG and the registered number is 05359336. The company is also a registered charity number 1113729.

In the event of the Company being wound up, the liability in respect of the guarantee is limited to £10 per member. The number of members as at 31 March 2019 was 2 (2018 – 2).

Details of the principal activity of the company are given in the accompanying narrative reporting.

### **2. Accounting policies**

#### **Basis of accounting**

The accounts have been prepared in accordance with The Financial Reporting Standard applicable in the UK and Republic of Ireland ("FRS 102"), Accounting and Reporting by Charities: Statement of Recommended Practice applicable to Charities preparing their accounts in accordance with FRS 102 (effective 1 January 2015) (the SORP) and the Companies Act 2006.

The Trust is a public benefit entity as defined by FRS 102.

The accounts have been prepared under the historical cost convention as modified by the revaluation of certain assets in accordance with the Trust's accounting policies.

#### **Uniting direction**

The accounts include the results of both the Thomas Pocklington Trust Charity and the Permanent Endowment Fund of the Gift of Thomas Pocklington, which are combined for reporting purposes under the uniting direction issued by the Charity Commission on 2 May 2006.

#### **Going concern**

The accounts have been prepared on the going concern basis as, after making enquiries, the Trustees have reasonable assurance that the Trust has adequate resources to continue in operational existence for the foreseeable future.

# **Thomas Pocklington Trust**

## **Notes to the Accounts for the year ended 31 March 2019 (continued)**

### **2. Accounting policies (continued)**

#### **Income**

All income are included in the Statement of Financial Activities when the charity has entitlement to the funds, any performance conditions have been met, it is probable that the income will be received and the amount can be measured reliably.

The following specific policies apply to categories of income:

- **Voluntary income**

All voluntary income is recognised as soon as it is received. Gifts in kind are stated at Trustees' valuation.

- **Investment income**

Dividends, bank interest and rent are recognised on a receivable basis.

- **Fees, rent and other income**

All income from rents for supported housing is recognised as soon as it becomes due to the Charity. Any lease incentives are recognised on a straight-line basis over the non-cancellable lease term.

- **Grants receivable**

Grants are accounted for using the performance model.

#### **Expenditure**

All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs relating to the category.

- **Raising funds**

Raising funds comprises expenditure incurred in managing, maintaining and repairing investment properties along with investment management fees and staff costs, wholly or mainly attribution support costs and apportionment of general overheads.

- **Charitable activities**

Costs of charitable activities comprise all costs identified as wholly or mainly attributable to achieving the charitable objectives of the Charity, including the costs of disseminating information in support of charitable activities and governance costs. These costs include staff costs, wholly or mainly attributable support costs and an apportionment of general overheads.

# **Thomas Pocklington Trust**

## **Notes to the Accounts for the year ended 31 March 2019 (continued)**

### **2. Accounting policies (continued)**

#### **Research and development costs**

Research and development costs are accounted for on an accruals basis and are recognised at the point an obligation has been established.

#### **Grant expenditure**

Grants provided by the Trust to other Charities and organisations are recognised when a constructive obligation is established and any performance conditions have been met by the recipient.

#### **Employee benefits**

The Trust provides a range of benefits to employees, including paid holiday arrangements and defined benefit and defined contribution pension plans. These are recognised as follows;

- **Short term benefits**

Short term benefits, including termination benefits, holiday pay and other similar non-monetary benefits, are recognised as an expense in the period in which the service is received.

- **Defined contribution pension plan**

The Trust operates a defined contribution plan, whereby it pays fixed contributions into a separate entity. Once the contributions have been paid the Trust has no further payment obligations. The contributions are recognised as an expense in the period to which they relate. Amounts not paid are shown in accruals in the Statement of Financial Position. The assets of the plan are held separately from the Trust in independently administered funds.

- **Defined benefit pension plan**

The Trust participates in the Social Housing Pension Scheme (SHPS), a multi-employer defined benefit plan. The Scheme is funded and is contracted out of the state scheme. The Trust has recognised its share of the Plan's assets and liabilities and any change in the liability so recognised is recorded as a cost of charitable activities in the Statement of Financial Activities.

#### **Operating lease payments**

Rentals payable under operating leases are charged to Statement of Financial Activities on a straight-line basis over the non-cancellable lease term. Benefits

# **Thomas Pocklington Trust**

## **Notes to the Accounts for the year ended 31 March 2019 (continued)**

### **2. Accounting policies (continued)**

received and receivable as an incentive to enter into an operating lease are also spread on a straight-line basis over the non-cancellable lease term.

#### **Value added tax**

Value added tax is not recoverable by the Charity, and as such is included in the relevant costs in the Statement of Financial Activities.

#### **Taxation**

No provision has been made for corporation tax or deferred tax as the entity is a registered charity and is therefore exempt from corporation tax on its charitable activities.

#### **Cash and cash equivalents**

Cash and cash equivalents comprise cash in hand and cash at bank, including cash held by the Trust's investment managers.

#### **Property plant and equipment**

Previously freehold functional properties were stated at open market value on an existing use basis and depreciation was provided at 1% per annum. On transition to FRS 102 on 1 April 2014, the Charity decided not to continue its previous policy of revaluation and instead elected to use the previous valuation as at the transition date as the deemed cost.

Other fixed assets are stated at cost less depreciation and impairments.

Depreciation is charged on a straight-line basis over the expected economic lives of the assets at the following annual rates:

Freehold buildings	1% per annum
Furniture and equipment	25% per annum
Motor vehicles	25% per annum
Leasehold improvements	over the duration of the lease
Freehold land is not depreciated	

At each balance sheet date, property, plant and equipment is assessed to determine whether there is an indication that the asset may be impaired. If there is such an indication, the recoverable amount of the asset is compared to the carrying amount of the asset. The recoverable amount is the higher of

# **Thomas Pocklington Trust**

## **Notes to the Accounts for the year ended 31 March 2019 (continued)**

### **2. Accounting policies (continued)**

the value in use or the fair value of the property. If the carrying value is greater than the value in use, an impairment provision equal to the excess is recognised as an expense in the Statement of Financial Activities.

When an impairment loss is subsequently reversed, the carrying amount of the asset is increased to the revised estimate of its recoverable amount, but only to the extent that the revised carrying amount does not exceed the carrying amount that would have been determined (net of depreciation) had no impairment loss been recognised in prior periods. A reversal of an impairment loss is recognised in expenditure in the Statement of Financial Activities.

### **Investments**

- **Listed investments**

Investments in listed securities are stated at their fair value, which is derived from quoted market prices. Gains or losses arising on revaluation are credited or charged to the fund to which the investments belong.

- **Investment properties**

Investment properties are stated at their fair value taking account of existing tenancies.

This year, the Charity has engaged Hometrack (part of the Zoopla Group) to provide valuation data for residential properties, the values being based on valuation ranges using an automated valuation model incorporating detailed analysis of market data. The final value within the range has been determined by a qualified surveyor employed by the Charity, taking account of knowledge of each specific property.

For commercial properties, external valuations of a sample of properties has been undertaken in accordance with the Royal Institute of Chartered Surveyors Appraisal and Valuation Manual; inputs to the valuations include rental yields where the properties are tenanted and by reference to comparable market transactions. The balance of the commercial properties has been valued internally.

No depreciation is provided on these properties.

Works to properties are capitalised when the work is expected to increase the value of the property. The cost of other work is treated as a repair cost and is expensed in the Statement of Financial Activity.

# **Thomas Pocklington Trust**

## **Notes to the Accounts for the year ended 31 March 2019 (continued)**

### **2. Accounting policies (continued)**

#### **Financial instruments**

Financial assets and financial liabilities are recognised in the Statement of Financial Position when the Trust becomes a party to the contractual provisions of the instrument. The Trust has chosen to adopt Sections 11 and 12 of FRS 102 in respect of financial instruments.

Financial instruments are classified and accounted for, according to the substance of the contractual arrangement, as either financial assets or financial liabilities.

Trade and other similar debtors and creditors, including rent arrears and rent paid in advance, are classified as basic financial instruments and measured at initial recognition at transaction price. Such debtors and creditors are subsequently measured at amortised cost using the effective interest rate method, save that amounts expected to be settled within 12 months are not discounted. An impairment provision is established when there is objective evidence that the Trust will not be able to collect all amounts due.

Cash and cash equivalents are classified as basic financial instruments and are initially recognised at their transaction price and subsequently at amortised cost.

Interest bearing bank and other loans which meet the criteria to be classified as basic financial instruments are initially recorded at the present value of cash payable to the counter-party, which is ordinarily equal to the proceeds received net of direct issue costs. These liabilities are subsequently measured at amortised cost, using the effective interest rate method.

Investments in equity instruments are classified as basic and are stated at their fair value.

### **3. Key sources of estimation uncertainty and judgements**

The preparation of accounts in conformity with generally accepted accounting practice requires management to make judgements and estimates that affect the reported amounts of assets and liabilities, as well as the disclosure of contingent assets and liabilities at the statement of financial position date and the reported amounts of revenues and expenses during the reporting period.

# **Thomas Pocklington Trust**

## **Notes to the Accounts for the year ended 31 March 2019 (continued)**

### **3. Key sources of estimation uncertainty and judgements (continued)**

- **Investment property valuations**

Investment properties are recognised at their fair value, which is estimated based on a combination of expected future net income from the properties and market yield rates, and by reference to recent comparable market transactions.

- **Useful lives**

Depreciation of assets is calculated based on the cost and the estimated useful lives of the assets.

### **4. Fund Accounting**

#### **Permanent Endowment**

The Charity was established by a Charity Commission Scheme incorporating the terms of the bequest from Thomas Pocklington, who died in 1935. He left the majority of his estate to provide for the care, welfare and instruction of people who are blind or partially sighted, and directed that the bequest should be used as permanent capital to support these activities. As stipulated in Thomas Pocklington's will, the assets comprising the bequest were transferred to the Charity in 1958 and formed the basis of its permanent endowment. The assets are invested in investment property, securities or, with Charity Commission consent, in properties occupied by the Trust's service users.

As from 31 March 2016 the charity has adopted the Total Return approach to the Endowment, in recognition of the fact that investment return from the Endowment is largely in the form of capital growth. The Trustees have determined that an element of this growth should be applied to charitable activities, to ensure a balance between funds made available for current and future beneficiaries.

#### **Restricted Funds**

The Trustees have established amenities funds at the centres which it operates to which are credited any gifts or legacies given for the benefit of the residents and tenants. Each amenity fund is accounted for separately. The restricted funds are all held in the form of money on deposit or in current accounts.

Other income which is restricted as to its use is allocated to a separate fund and only expenditure within the restriction is charged to the fund.

# Thomas Pocklington Trust

## Notes to the Accounts for the year ended 31 March 2019 (continued)

### 4. Fund Accounting (continued)

#### General Funds

The remainder of the Charity's funds are unrestricted funds, which provides the Charity free reserves and monies available for general purposes and charitable activities.

### 5. Donations and other activities

	2019 £'000	2018 £'000
<b>Unrestricted Funds</b>		
Other income	54	-
<b>Total</b>	<b>54</b>	<b>-</b>

### 6. Income from charitable activities

	2019 £'000	2018 £'000
<b>Unrestricted Funds</b>		
Supported housing	442	475
Service level agreements	60	89
Other income	29	26
	<b>531</b>	<b>590</b>

Income from charitable activities arises from the *Meeting Needs* charitable activity.



# Thomas Pocklington Trust

## Notes to the Accounts for the year ended 31 March 2019 (continued)

### 7. Investment income

	2019 £'000	2018 £'000
<b>Permanent Endowment Funds</b>		
Gross rents receivable - UK Properties	5,076	4,815
Bank interests, and dividends and interest on listed investments	258	215
	<b>5,334</b>	<b>5,030</b>
<b>Unrestricted Funds</b>		
Bank interests, and dividends and interest on listed investments	39	35
	<b>39</b>	<b>35</b>
<b>Total</b>	<b>5,373</b>	<b>5,065</b>

### 8. Analysis of income by source

	2019 £'000	2018 £'000
Provision of services	585	590
Rentals	5,076	4,815
Dividends and interest	297	250
<b>Total</b>	<b>5,958</b>	<b>5,655</b>

### 9. Leases

Commercial properties are let under leases with a typical duration of ten years. The rents are subject to rent reviews every five years, when they are increased to current market rent. In most cases the tenancies are subject to the provisions of the Landlord and Tenants Acts, which give the tenants renewal rights or the right to receive compensation if the tenancy is not renewed.

The residential tenancies are generally assured shorthold tenancies of a fixed rent and duration (typically one year). The tenants have no rights once the tenancies have expired. No tenant has the right to acquire the leased property.

# Thomas Pocklington Trust

## Notes to the Accounts for the year ended 31 March 2019 (continued)

### 10. Raising Funds

	2019 £'000	2018 £'000
<b>Permanent endowment fund</b>		
Investment property costs	1,219	1,205
Staff costs (including recruitment and training)	79	91
Office costs	90	73
Investment support costs	50	50
Investment management costs	56	73
	<b>1,494</b>	<b>1,492</b>
<b>Unrestricted funds</b>		
Investment management costs	10	15
	<b>10</b>	<b>15</b>
<b>Total</b>	<b>1,504</b>	<b>1,507</b>

### 11. Charitable activities

	Direct costs £'000	Grants £'000	Support costs £'000	Total £'000
<b>Year ended 31 March 2019</b>				
Understanding needs	570	91	115	776
Meeting needs	3,312	1,977	921	6,210
<b>Total</b>	<b>3,882</b>	<b>2,068</b>	<b>1,036</b>	<b>6,986</b>
<b>Year ended 31 March 2018</b>				
Understanding needs	650	204	146	1,000
Meeting needs	3,041	1,618	791	5,450
<b>Total</b>	<b>3,691</b>	<b>1,822</b>	<b>937</b>	<b>6,450</b>

Of the 2019 expenditure no amounts (2018: £nil) relate to the permanent endowment and no amounts (2018: £39k) relate to restricted funds.

# Thomas Pocklington Trust

Notes to the Accounts for the year ended 31 March 2019 (continued)

## 12. Investment property disposals

	2019	2018
	£'000	£'000
Sale price after fees	1,098	5,128
Less: Book value at sale	(939)	(5,152)
<b>Profit/ (Loss on disposal)</b>	<b>159</b>	<b>(24)</b>

There were two (2018: three) property disposals in the year.

# Thomas Pocklington Trust

## Notes to the Accounts for the year ended 31 March 2019 (continued)

### 13. Grants

	2019 £'000	2018 £'000
<b>Understanding needs:</b>		
Research Grants	91	204
<b>Meeting needs:</b>		
Visionary	524	475
Visualise training	37	-
InfoSound	34	16
Vision UK	32	132
British Blind Sport	24	-
SCOVl	24	-
Wales Council of the Blind	23	-
Living Paintings	20	-
RSBC	20	-
RNIB	20	-
VI talk	12	-
Tristan Parker	7	10
RP Fighting Blindness	-	113
Other National organisations	4	6
Birmingham Vision	279	258
South East London Vision	208	216
Wiltshire Sight	200	25
East London Vision	139	169
Metropolitan Sport and Social for Vision impaired	129	130
Merton Vision	45	22
Croydon Vision	40	7
Galloways	37	-
Dorset Blind Association	25	-
Beacon Centre for the Blind	23	-
Henshaws Society for blind people	21	-
Newcastle Vision Support	17	11
Hartlepool Blind Welfare Association	14	-
Gateshead & South Tyneside Sight Service	13	19
Other regional/local organisations	6	9
<b>Total</b>	<b>2,068</b>	<b>1,822</b>

The grants under Understanding Needs relate to research into how to prevent avoidable sight loss and how to provide the most effective support to alleviate sight loss. At the period end, the research commitments liability in the Statement of Financial Position amounted to £29k (2018: £142k) and are due to be paid within 12 months. The grants under Meeting Needs are to support local, regional and national service provisions for vision impaired individuals and includes the value of donated services.

# Thomas Pocklington Trust

## Notes to the Accounts for the year ended 31 March 2019 (continued)

### 14. Support costs

	2019 £'000	2018 £'000
Finance	296	292
Human resources	155	155
Office services	411	414
Strategy and communications	116	53
Governance costs (note 15)	108	73
<b>Total</b>	<b>1,086</b>	<b>987</b>
Allocated to:		
Charitable activities	1,036	937
Investment support costs	50	50
<b>Total</b>	<b>1,086</b>	<b>987</b>

Support costs are allocated to investment costs and charitable activities based on a combination of the cost in each area (excluding direct investment costs) and estimates of the time spent by support staff members on specific charitable activities. Payments made under operating leases included above were £186k (2018 - £186k).

### 15. Governance costs

	2019 £'000	2018 £'000
<b>Unrestricted funds</b>		
External auditor's fees	35	42
Other service provided by external auditors	36	9
Other professional and legal fees	33	19
Trustees' expenses (note 16)	4	3
	<b>108</b>	<b>73</b>
<b>Endowment funds</b>		
Property valuation fees	10	10
<b>Total</b>	<b>118</b>	<b>83</b>

### 16. Expenses paid to trustees

	2019 £'000	2018 £'000
Travel and accommodation expenses paid to three (2018: four) Trustees	4	3

No trustee received any remuneration (2018: £nil).

# Thomas Pocklington Trust

## Notes to the Accounts for the year ended 31 March 2019 (continued)

### 17. Senior Staff

The number of employees receiving emoluments above £60,000 were:

	2019 Number	2018 Number
£60,000 - £70,000	2	6
£70,001 - £80,000	3	-
£80,001 - £90,000	1	4
£90,001 - £100,000	2	-
£110,001 - £120,000	-	1
<b>Total</b>	<b>8</b>	<b>11</b>

The key management personnel of the charity comprise the Trustees and the Chief Executive. The total employee benefits of the key management personnel of the Trust were £112k (2018: £113k).

### 18. Officers and employees

	Headcount	Headcount
Average number of persons employed by the Charity was:	116	102
	<b>2019 £'000</b>	<b>2018 £'000</b>
The costs incurred in respect of employees were as follows:		
Salaries	3,761	3,433
Redundancy and ex-gratia payments	142	129
National Insurance	398	364
Pension contributions		
- Recurring defined contribution expenses	136	138
- Increase in past service cost provision re defined benefit scheme (note 28)	944	(22)
<b>Total</b>	<b>5,381</b>	<b>4,042</b>

The redundancy and ex-gratia costs were paid from the Charity's accumulated reserves and related to enhanced statutory redundancy costs. No amounts were outstanding at the year end.

# Thomas Pocklington Trust

## Notes to the Accounts for the year ended 31 March 2019 (continued)

### 19. Property, plant and equipment

Previously freehold functional properties were stated at open market value on an existing use basis and depreciation was provided at 1% per annum. On transition to FRS 102 on 1 April 2014, the Charity decided not to continue its previous policy of revaluation and instead elected to use the previous valuation as at the transition date as the deemed cost.

Subsequent depreciation is based on the deemed cost of each property at the transition date and its remaining useful life.

	Freehold land & buildings £'000	Furniture, equipment & leasehold improvements £'000	Total £'000
<b>Cost</b>			
At 1 April 2018	11,880	398	12,278
Additions	214	142	356
Disposals	(3,464)	(45)	(3,509)
Transfer to current assets	(3,408)	-	(3,408)
At 31 March 2019	5,222	495	5,717
<b>Depreciation</b>			
At 1 April 2018	231	131	362
Charge	37	82	119
Disposals	(91)	(44)	(135)
At 31 March 2019	177	169	346
<b>Net book value at 31 March 2019</b>	<b>5,045</b>	<b>326</b>	<b>5,371</b>
Net book value at 31 March 2018	11,649	267	11,916
<b>Historic cost at 31 March 2019</b>	<b>2,854</b>	<b>451</b>	<b>3,305</b>
Historic cost at 31 March 2018	6,493	354	6,847

# Thomas Pocklington Trust

## Notes to the Accounts for the year ended 31 March 2019 (continued)

### 20a. Fixed asset investments

	UK investment properties £'000	Listed investments £'000	Cash £'000	Total funds £'000
<b>At 1 April 2018</b>	141,810	10,238	4,402	<b>156,450</b>
Additions	525	12,934	100	<b>13,559</b>
Disposals	(1,098)	(10,254)	(4,046)	<b>(15,398)</b>
Gain on revaluation	138	322	-	<b>460</b>
<b>Market value at 31 March 2019</b>	<b>141,375</b>	<b>13,240</b>	<b>456</b>	<b>155,071</b>
<b>Historic cost at 31 March 2019</b>	<b>13,244</b>	<b>12,919</b>	<b>456</b>	<b>26,619</b>
Historic cost at 31 March 2018	7,706	9,010	4,402	21,118

All residential properties were revalued by a qualified surveyor employed by the Charity with reference to the data provided from the Hometrack valuation model.

A sample of 11 (2018: 5) commercial properties were revalued out of a total of 27 (2018: 27) properties. These properties were valued by independent valuers, all of whom are members of the Royal Institution of Chartered Surveyors and have appropriate and recent experience of undertaking such valuations. The total closing value of properties so valued was £9,492k (2018 - £3,275k). The balance of commercial properties was valued by the Charity's surveyor, resulting in a total commercial value of £18,986k (2018: £18,569k).

The listed investments are valued by reference to quoted prices.

### 20b. Current asset investments

	2019 £'000	2018 £'000
Transfer from Fixed assets	3,408	-
<b>Total</b>	<b>3,408</b>	-

The property known as Pocklington House, Northwood was transferred from Fixed assets. This asset was sold on 16<sup>th</sup> August 2019.



# Thomas Pocklington Trust

## Notes to the Accounts for the year ended 31 March 2019 (continued)

### 21. Debtors

	2019 £'000	2018 £'000
Trade debtors	592	372
Accrued income	-	36
Other debtors	30	29
Prepayments	146	180
<b>Total</b>	<b>768</b>	<b>617</b>

### 22. Creditors: amounts falling due within one year

	2019 £'000	2018 £'000
Bank loan	145	150
Trade creditors	146	238
Deferred income	305	296
Other taxes and social security	102	90
Other creditors	64	138
Research commitments	29	142
Accruals	411	182
Pension liability (note 28)	244	281
<b>Total</b>	<b>1,446</b>	<b>1,517</b>

The bank loan is secured against two properties.

### 23. Creditors: amounts falling due after more than one year

	2019 £'000	2018 £'000
Bank loan	2,522	2,662
Pension liability (note 28)	2,052	1,334
<b>Total</b>	<b>4,574</b>	<b>3,996</b>

The bank loan, which is secured against two properties and bears interest at a rate of 1% above the bank base rate, is repayable by monthly instalments as follows:

	2019 £'000	2018 £'000
Within 1 year	145	150
Within 1 to 2 years	148	152
Within 2 to 5 years	460	471
After more than 5 years	1,914	2,039
<b>Total</b>	<b>2,667</b>	<b>2,812</b>

# Thomas Pocklington Trust

## Notes to the Accounts for the year ended 31 March 2019 (continued)

### 24. Financial instruments

	2019 £'000	2018 £'000
<b>Financial assets</b>		
Cash at bank and in hand	9,175	4,447
Financial assets measured at fair value through profit and loss	13,697	14,640
Financial instruments that are debt instruments measured at amortised cost	622	437
<b>Total</b>	<b>23,494</b>	<b>19,524</b>
 <b>Financial liabilities</b>		
Financial liabilities measured at amortised cost	5,609	5,127

Financial assets measured at fair value through profit and loss comprise listed investments and cash investments.

Financial assets that are debt instruments measured at amortised cost comprise trade debtors, other debtors and accrued income.

Financial liabilities measured at amortised cost comprise trade creditors, other creditors and accruals.

# Thomas Pocklington Trust

## Notes to the Accounts for the year ended 31 March 2019 (continued)

### 25. Analysis of funds

At 31 March 2019	Permanent endow- ment £'000	Restricted funds £'000	Un- restricted funds £'000	Total funds £'000
Property, plant and equipment	5,035	-	336	5,371
Investments	155,782	-	(711)	155,071
Debtors	-	-	768	768
Current asset investments	3,408	-	-	3,408
Cash at bank and in hand	-	6	9,169	9,175
Creditors due within one year	(147)	-	(1,299)	(1,446)
Creditors due after more than one year	(2,521)	-	(2,053)	(4,574)
	<b>161,557</b>	<b>6</b>	<b>6,210</b>	<b>167,773</b>
<b>At 31 March 2018</b>				
Property, plant and equipment	11,639	-	277	11,916
Investments	153,107	-	3,343	156,450
Debtors	-	-	617	617
Cash at bank and in hand	-	6	4,441	4,447
Creditors due within one year	(150)	-	(1,367)	(1,517)
Creditors due after more than one year	(2,662)	-	(1,334)	(3,996)
	<b>161,934</b>	<b>6</b>	<b>5,977</b>	<b>167,917</b>

Reserves arising from revaluations included in the above figures are as follows:

	2019 £'000	2018 £'000
As at 1 April 2018	146,604	146,891
Revaluations in the year	300	(4,263)
Transfers to realised funds	(159)	(24)
As at 31 March 2019	<b>142,745</b>	<b>142,604</b>

The transfer to realised funds relates to gains arising on disposals of revalued amounts.

# Thomas Pocklington Trust

## Notes to the Accounts for the year ended 31 March 2019 (continued)

### 26. Permanent endowment

On 31 March 2016, by way of a resolution and made in accordance with the Charities (Total Return) Regulations 2013, the Trustees adopted the total return approach to investments. At this date, the total fund was analysed between the trust for investment, being the estimated value of the original gift to the Trust, and the unapplied total return, being the balance of the fund as shown below.

Subsequently, the investment income is allocated to the permanent endowment and the unapplied total return applied to income in the year is applied in accordance with the Trustee's policy. This is as explained in more detail in the Trustees' Annual Report and is permitted in accordance with the regulations.

	Trust for Investment £'000	Unapplied Total Return £'000	Total Endowment £'000
<b>At 1 April 2018</b>			
Gift Component of the permanent endowment	17,888	-	17,888
Unapplied total return	-	144,046	144,046
<b>Total</b>	<b>17,888</b>	<b>144,046</b>	<b>161,934</b>
<b>Movements on 31 March 2019</b>			
Investment return: rentals, dividends and interest	-	5,334	5,334
Investment return: realised and unrealised gains	-	3,340	3,340
Less: Other expenditure	-	(1,537)	(1,537)
	-	7,137	7,137
Unapplied total return allocated to income in the year	-	(7,512)	(7,512)
<b>Net movements in the year</b>	<b>-</b>	<b>(375)</b>	<b>(375)</b>
<b>At 31 March 2018</b>			
Gift component of the permanent endowment	17,888	-	17,888
Unapplied total return	-	143,671	143,671
<b>Total</b>	<b>17,888</b>	<b>143,671</b>	<b>161,559</b>

# **Thomas Pocklington Trust**

## **Notes to the Accounts for the year ended 31 March 2019 (continued)**

### **27. Other reserves**

The permanent endowment fund represents the current value of the original gift of Thomas Pocklington, less amounts transferred to the unrestricted fund as explained in note 26.

The restricted funds represent the unexpended balance of the funds which have been received for specific purposes.

The unrestricted fund represents the accumulated surpluses and gains of the charity not otherwise reported in other funds.

### **28. Pension Scheme**

#### **Social Housing Pension Scheme**

Thomas Pocklington Trust participates in the scheme, a multi-employer scheme which provides benefits to some 500 non-associated employers. The scheme is a defined benefit scheme in the UK. Previously, it was not possible for the company to obtain sufficient information to enable it to account for the scheme as a defined benefit scheme, this is now not the case.

The scheme is subject to the funding legislation outlined in the Pensions Act 2004 which came into force on 30 December 2005. This, together with documents issued by the Pensions Regulator and Technical Actuarial Standards issued by the Financial Reporting Council, set out the framework for funding defined benefit occupational pension schemes in the UK.

The scheme is classified as a 'last-man standing arrangement'. Therefore, the company is potentially liable for other participating employers' obligations if those employers are unable to meet their share of the scheme deficit following withdrawal from the scheme. Participating employers are legally required to meet their share of the scheme deficit on an annuity purchase basis on withdrawal from the scheme.

The recent actuarial valuation of the scheme showed assets of £7,317m, liabilities of £9,613m and a deficit of £2,296m. The deficit is provided for in the accounts.

# Thomas Pocklington Trust

## Notes to the Accounts for the year ended 31 March 2019 (continued)

### 28. Pension Scheme (continued)

#### Present values of defined benefit obligation, fair value of assets and defined benefit asset (liability)

	31 March 2019 £'000	31 March 2018 £'000
Fair value of plan assets	7,317	6,942
Present value of defined benefit obligation	(9,613)	(8,824)
Surplus (deficit) in plan	(2,296)	(1,882)
<b>Defined benefit asset (liability) to be recognised</b>	<b>(2,296)</b>	<b>(1,882)</b>

#### Reconciliation of opening and closing balances of the defined benefit obligation

	31 March 2019 £'000
Defined benefit obligation at start of period	8,824
Current service cost	109
Expenses	13
Interest expense	223
Contributions by plan participants	36
Actuarial losses (gains) due to scheme experience	87
Actuarial losses (gains) due to changes in demographic assumptions	28
Actuarial losses (gains) due to changes in financial assumptions	529
Benefits paid and expenses	(236)
<b>Defined benefit obligation at end of period</b>	<b>9,613</b>

# **Thomas Pocklington Trust**

## **Notes to the Accounts for the year ended 31 March 2019 (continued)**

### **28. Pension Scheme (continued)**

#### **Reconciliation of opening and closing balances of the fair value of plan assets**

	<b>31 March 2019 £'000</b>
Fair value of plan assets at start of period	6,942
Interest income	178
Experience on plan assets(excluding amounts included in interest income)gain (loss)	51
Contributions by the employer	346
Contributions by plan participants	36
Benefits paid and expenses	(236)

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<b>Fair value of plan assets at end of period</b>	<b>7,317</b>
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#### **Defined benefit costs recognised in statement of comprehensive income (SOCi)**

	<b>Period from 31 March 2018 to 31 March 2019 £'000</b>
Current service cost	109
Expenses	13
Net Interest expense	45

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<b>Defined benefit costs recognised in SOCi</b>	<b>167</b>
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# Thomas Pocklington Trust

## Notes to the Accounts for the year ended 31 March 2019 (continued)

### 28. Pension Scheme (continued)

#### Defined benefit costs recognised in other comprehensive income

Period ended 31  
March 2019  
£'000

Experience on plan assets(excluding amounts included in net interest cost) gain (loss)	51
Experience gains and losses arising on the plan liabilities – gain (loss)	(87)
Effects of changes in the demographic assumptions underlying the present value of the defined benefit obligation – gain (loss)	(28)
Effects of changes in the financial assumptions underlying the present value of the defined benefit obligation – gain (loss)	(529)
Total actuarial gains and losses (before restriction due to some of the surplus not being recognisable – gain (loss))	(593)
Total amount recognised in other comprehensive income gain (loss)	(593)

#### Assets

	31 March 2019 £'000	31 March 2018 £'000
Global Equity	1,231	1,371
Absolute Return	633	848
Distressed Opportunities	133	67
Credit Relative Value	134	-
Alternative Risk Premia	422	263
Fund of Hedge Funds	33	229
Emerging Markets Debt	252	280
Risk Sharing	221	64
Insurance – Linked Securities	210	182
Property	165	320
Infrastructure	384	178
Private Debt	98	62
Corporate Bond Fund	341	285
Long Lease Property	108	-
Secured Income	262	257
Liability Driven Investment	2,676	2,529
Net Current Assets	14	7
<b>Total assets</b>	<b>7,317</b>	<b>6,942</b>



# Thomas Pocklington Trust

## Notes to the Accounts for the year ended 31 March 2019 (continued)

### 28. Pension Scheme (continued)

#### Key Assumptions

	31 March 2019 % per annum	31 March 2018 % per annum
Discount Rate	2.28	2.54
Inflation (RPI)	3.30	3.20
Inflation (CPI)	2.30	2.20
Salary Growth	3.30	3.20
Allowance for commutation of pension for cash at retirement	75% of maximum allowance	75% of maximum allowance

The mortality assumptions adopted at 31 March 2019 imply the following life expectancies:

	Life expectancy at age 65 (Years)
Male retiring in 2019	21.8
Female retiring in 2019	23.5
Male retiring in 2039	23.2
Female retiring in 2039	24.7

### 29. Capital Commitments

There were no capital commitments as the year end (2018 – none).

# Thomas Pocklington Trust

## Notes to the Accounts for the year ended 31 March 2019 (continued)

### 30. Operating Lease Commitments

At the balance sheet date the company has future minimum lease payments under non-cancellable leases are as follows:

	<b>2019</b>	<b>2018</b>
	<b>Land &amp; buildings</b>	<b>Land &amp; buildings</b>
	<b>£'000</b>	<b>£'000</b>
Within one year	203	215
Within two to five years	253	456
	<b>456</b>	<b>670</b>

### 31. Related Parties

Graham Findlay, a Trustee of Thomas Pocklington Trust, is also a trustee of Visionary which is a registered charity that seeks to support and link local sight-loss organisations. As disclosed in note 13, the Trust provided support to Visionary during the year.

Graham Findlay and Jenny Pearce, who is Deputy Chair of Trustees, are also trustees of Vision UK, which is an independent partnership organisation which works with organisations in the eye health and sight loss sector and beyond for the benefit of blind and partially sighted people, their communities and the general population including those at risk of sight loss. As disclosed in note 13, the Trust provided support to Vision UK during the year.

### 32. Post Balance Sheet Events

On 16<sup>th</sup> August 2019 we completed the sale of a property known as Pocklington House, Northwood. The sale price was £4.85m, the property was held in the accounts on 31<sup>st</sup> March 2019 as a current asset investment, the book value was £3.4m.