

Westlakes Research Limited

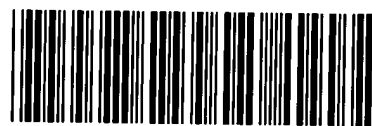
Company Limited by Guarantee

Financial statements

For the year ended 31 July 2018

Company Registration Number 02699264

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Westlakes Research Limited

Company Limited by Guarantee

Trustees' annual report and financial statements

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Westlakes Research Limited

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Trustees' Annual Report

The Trustees present their report together with the financial statements of the Charity for the year ended 31 July 2018.

Reference and administrative details

The Board of Trustees

Prof. J Fyfe
Mr M Heaslip (Chair)
Mr P Hyett
Mrs L Livesey
Mr J Lonsdale
Mr W Slavin

Company Secretary

Mr V Jones (Burnetts Solicitors)

Principal

Dr R Wylie

Registered and principal office

Samuel Lindow Building
Westlakes Science and Technology Park
Moor Row
Cumbria
CA24 3JY

External Auditors

KPMG LLP
St Peter's Square
Manchester
M2 3AE

Bankers

Barclays Bank plc
PO Box 229
Navigation Way
Preston
PR2 2XY

Solicitors

Burnetts
Victoria House
Wavell Drive
Rosehill
Carlisle
Cumbria
CA1 2ST

Westlakes Research Limited

Company Limited by Guarantee

Structure, Governance and Management

Governing document

The Company is constituted as a Company limited by guarantee and is governed by its Memorandum and Articles of Association. It is a charity with educational objectives.

Appointment of Trustees

Trustees of the Company are appointed by the Trustee and may also be appointed by the Member, the University of Central Lancashire (UCLan). A minimum of two Trustees must be domiciled in West Cumbria. The Trustees have delegated the day to day management of the Company to the Principal and the Finance officer. These individuals report to the Trustees on a regular basis to advise on developments and to ensure that approved delegated authority levels are not breached.

Trustee remuneration

Trustees do not receive any remuneration for their services. Trustee expense claims have been limited to travel and subsistence costs incurred to attend Trustee meetings where they are not covered by the Trustee's employer. Trustee expenses were £910 in the financial year (2017:£1,981).

Trustees induction and training

Training in the duties and responsibilities of Trustees is provided during the induction process. This is under the overall direction of the Chair, which can then be delegated to the Principal.

Organisation

The Company supports teaching, research and academic developments.

Risk management

The major risks to which the Company is exposed, in particular those related to the operations and finances of the Company, are assessed and reported at Board meetings. A risk management review is undertaken periodically and reported to the Board. The Principal advises Board members of the key operational risks faced by the Company and the Head of Finance advises the Board on finance and service risks. The Trustees are satisfied that there are systems in place to mitigate exposure to the major risks.

Objectives and activities for the public benefit

The Company's charitable objectives listed in the Memorandum and Articles of Association are:

- (i) to advance the education of the public in such a manner as may be charitable and in particular but not to limit the generality of the foregoing to promote interest in and the understanding of environmental research including work related to industrial and other wastes;
- (ii) to conduct research and to publish the results of all such research including (but without limiting the generality of the foregoing) to encourage and assist occupational health research, including an epidemiological database, and to conduct research in environment, health and industrial and any related sciences or in any particular aspects thereof;
- (iii) to establish an educational institution to further the Company's objects;
- (iv) to advance the general benefit of the public in such a manner as may be charitable and in particular but not to limit the generality of the foregoing to enhance the environment as a result thereof.

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The Trustees confirm that they have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the Company's charitable aims and objectives and in planning future activities. The Trustees strongly believe that the association with UCLan, its Member, is essential if its charitable objects are to be optimally achieved. To this end a new, integrated business plan has been created and authorised by both the UCLan and the Westlakes Research Limited (WRL) Board and Executive: the Charity Commission has confirmed that the trustees of the WRL Board were able to take their decision to proceed with the integrated business plan, which was also sent to HEFCE as part of the wider process and is described in the section below.

Review of grant making policy, developments, activities and achievements

In this year, the company has worked with its Member, UCLan, to implement the 3 year integrated business plan following its confirmation in August 2016. This plan is centred on four key areas of investment each of which was selected by the Trustees as intrinsically and inherently achieving the Company's charitable objective of securing public benefit. These four areas are:

- Place development and promotion
- Public value management
- The governance of integrated health and wellbeing
- Social exclusion and community development

These areas work with cross-cutting themes of:

- Communities
- Partnerships
- Young people

In the period of this report the company has created academic and institutional relationships within UCLan, and between the Company and external collaborators to undertake research and dissemination in these four areas.

Over the winter of 2016-17 working with UCLan, four research fellows have been appointed engaging in research and dissemination.

Research and dissemination area	Research/business unit	Faculty	Academic lead
Place development and promotion	Another Place	Culture and the Creative Industries	Professor of Public Art Practice
Public value management	The Applied Policy Science Unit	Business, Law and Applied Social Studies	Reader in Applied Policy Science and Samuel Lindow Academic Director
The governance of integrated health and wellbeing	Health and Sustainable Settings Unit	Health and Wellbeing	Professor of Health & Sustainability
Social exclusion and community development	School of Social Work	Business, Law and Applied Social Studies	Professor of Mental Health Inclusion and Community

The research is undertaken with academic supervision from experienced scholars with substantial track records in their study area. In each of these areas the work is being orientated towards the Research Excellence Framework (REF) in the form of an impact case study. This REF case study process focuses upon impactful outcomes as evidence and provides, in effect, a quality assurance process for the robustness and relevance of the research and its impactfulness.

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The UCLan Westlakes campus is embedded in a number of community, commercial and policy networks and these linkages form an important part of ensuring the relevance of the integrated business plan in the public domain to address the Charitable Objects of the Company.

At an individual level, the relevance of the research activity is achieved through engagement with colleagues from public, private and social sectors who are professionally involved in local, national, international policy and commercial, through engagement with UCLan's Applied Policy Science Unit (APSU). This Unit is Chaired by the Vice Chancellor of UCLan, the Principal of the Company is its executive director and three SLF Trustees are members of its advisory board.

Institutionally, the engagement of external collaborator organisations with whom the Company and UCLan have signed tripartite Memoranda of Understanding to foster and facilitate collaboration on problems of service delivery, professional practice and public policy design and implementation.

In the period of this report the Company has continued to implement the integrated business plan with its member and with external collaborators and advisors within the four areas. Focusing upon the individual charitable objects of the company, the activities in period may be summarised as follows.

The integrated business plan is focused on achieving public benefit through the optimisation of public policy and professional practice in the public sphere within the four policy areas. In addition, the cross-cutting themes of communities, partnerships and young people further focus the research on key elements of the public sphere.

The company engages directly with institutions and individuals who implement public policy and these linkages give the research relevance and reach into communities of policy and practice. For example, the public value management project is engaging national and international organisations in optimising public value (i.e. benefit) by creating a mechanism to analyse, communicate and optimise the public value associated with large-scale infrastructure projects. Currently, this work involves the National Nuclear Laboratory, the Nuclear Decommissioning Authority, the European Space Agency and the Dounreay nuclear facility, among others, and these projects are leading to public domain outcomes and a REF impact case study.

In collaboration with UCLan's Lancashire School of Business and Enterprise, a new course for professionals in Energy Economics and Enterprise is being developed which will address economic and public value associated with energy projects – esp. nuclear. This postgraduate and CPD programme will be developed in collaboration with a new post funded by UCLan within the scope of the integrated business plan. In addition, the 'Project and Public Value Management 360' programme combines project and public value management teaching and training.

The place development and promotion work is developing an approach to promote places at neighbourhood, community and sub-regional levels through a variety of collaborations with local authorities. This work is developing alongside a place promotion project involving Allerdale and Copeland Borough Councils developed in collaboration with The Tourism Society and staffed by UCLan undergraduates on intern placements.

The social exclusion project engages with the West Cumbria Child Poverty Forum to develop the activities of practitioners in social care. Recently, this work is developing the implementation of the Connected Communities approach developed by the Centre for Citizenship, to address social inclusion issues in the Mirehouse and Woodhouse estates in Whitehaven, two disadvantaged neighbourhoods with very significant social exclusion problems, especially among young people.

The governance of integrated health and wellbeing work is developing an extension and application of the World Health Organisation's Health Cities to coastal communities in collaboration with health care delivery organisations in West Cumbria. This work is focusing upon community engagement projects in Silloth and Ulverston in Cumbria.

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Financial Review

The results for the year and the Company's financial position at the end of the year are shown in the attached financial statements.

The Company's income exceeded expenditure by £254,247 (surplus of £2,152 in 2017). The change in performance is due to the gain on the investment property of £292,883. The Company continues to lease the investment asset of the Princess Royal Building on a commercial basis, with the tenant leasing both the lower and upper floors. Maintenance of this building is covered by the income generated however there is a new lift being installed during financial year 2018/19 which will be covered by reserves.

The Samuel Lindow Building is leased on a long term lease to Uclan for educational (charitable) purposes.

On the governance side, a five year Business Plan is currently being developed whereby, the Trustees can identify funds that can be committed to meeting charitable objectives and assign areas of spending priority. Trustees approve budgets annually.

The Company needs to ensure that reserves are adequate to fund research projects throughout the period of committed expenditure. Proposals are considered by the Trustees and debated at Board meetings.

Income is principally the rental income received from UCLan on the Samuel Lindow Building and from the tenant in the Princess Royal Building. The Trustees will keep under review the possible future sale of this latter building, as the economic climate improves in the area.

Investment powers and policy

Under the Memorandum and Articles of Association, the Company has the power to make any investment that the Trustees think fit subject to relevant law and their duties as charity Trustees.

No formal investment policy exists. A Treasury team based in UCLan supports the Company and investment decisions are reviewed by reference to available cash reserves and cash forecasts covering existing and anticipated commitments.

Investment performance

The primary areas of investment are the cash deposits and the two buildings owned on the Westlakes Science and Technology Park. The Company is supported in obtaining competitive prices by the Treasury function in UCLan. The two buildings still represent a substantial investment in a prime location. The Princess Royal Building underwent a rent review in 2018 to ensure the rent received represented a market rental. Proper maintenance of these buildings is critical to the preservation of their value and a revaluation of the Princess Royal Building in 2018 has generated a gain on investment property of £292,883.

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Reserves policy

The Trustees require that reserves are sufficient to cover all contractual commitments and undertakings where they deem that expenditure cannot be cancelled, specifically research funding, property and office costs, for a 3 year period.

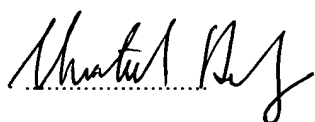
The Charity has made the following commitments for a three year period 2017-2020 and this will be further reviewed as part of the five year business plan:

- Masters' by research bursaries (max 5 students)
- International public conferences and roundtable policy events based on four key areas: Place development and promotion, Public value management, The governance of integrated health and wellbeing and Social exclusion and community development
- Four Research Fellows (currently on three year contracts) – one for each of the above areas
- Two Research Assistants (still to be agreed)
- The Charity's operating costs, such as legal fees, audit costs and maintenance of the buildings it owns

Disclosure of Information to Auditors

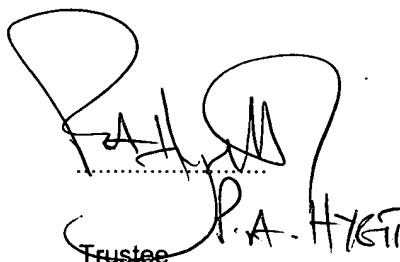
The Trustees who held office at the date of approval of this Trustees' Report confirm that, so far as they are each aware, there is no relevant audit information of which the Company's auditors are unaware; and each Trustee has taken all the steps that they ought to have taken as a Trustee to make themselves aware of any relevant audit information and to establish that the Company's auditors are aware of that information.

Signed on behalf of the Trustees



Trustee

MICHAEL HEAFLIP



Trustee

P.A. HYETT

Approved by the Trustees on 9 November 2018

Registered office:
Westlakes Research Institute
Westlakes Science and Technology Park
Moor Row
Cumbria
CA24 3JY

Westlakes Research Limited

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Statement of Trustees' responsibilities in respect of the Trustees' Annual Report and the financial statements

The Trustees are responsible for preparing the Trustees' Annual 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. Under that law they are required to prepare the financial statements in accordance with UK Accounting Standards and applicable law (UK Generally Accepted Accounting Practice), including FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland.

Under Company law the Trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the charitable Company and of the excess of income over expenditure for that period. In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- make judgments and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable Company will continue its activities.

The Trustees are responsible for keeping adequate 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 have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the charitable Company and to prevent and detect fraud and other irregularities.

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 UK governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

Westlakes Research Limited

Company Limited by Guarantee

Independent auditor's report to the members of Westlakes Research Limited

Opinion

We have audited the financial statements of Westlakes Research Limited ("the charitable company") for the year ended 31 July 2018 which comprise the Statement of Financial Activities, the Balance Sheet, the Statement of Changes in Reserves and related notes, including the accounting policies in note 1.

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 July 2018 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with UK accounting standards, including FRS 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland*; 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 are described below. We have fulfilled our ethical responsibilities under, and are independent of the charitable company in accordance with, UK ethical requirements including the FRC Ethical Standard. We believe that the audit evidence we have obtained is a sufficient and appropriate basis for our opinion.

Going concern

We are required to report to you if we have concluded that the use of the going concern basis of accounting is inappropriate or there is an undisclosed material uncertainty that may cast significant doubt over the use of that basis for a period of at least twelve months from the date of approval of the financial statements. We have nothing to report in these respects.

Other information

The directors are responsible for the other information, which comprises the Trustees' Annual Report. Our opinion on the financial statements does not cover the other information and, accordingly, we do not express an audit opinion or, except as explicitly stated below, any form of assurance conclusion thereon.

Our responsibility is to read the other information and, in doing so, consider whether, based on our financial statements audit work, the information therein is materially misstated or inconsistent with the financial statements or our audit knowledge. Based solely on that work:

- we have not identified material misstatements in the other information;
- in our opinion the information given in the Trustees' Annual Report, which constitutes the directors' report for the financial year, is consistent with the financial statements; and
- in our opinion that report has been prepared in accordance with the Companies Act 2006.

Matters on which we are required to report by exception

Under the Companies Act 2006 we are required to report to you if, in our opinion:

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

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We have nothing to report in these respects.

Trustees' responsibilities

As explained more fully in their statement set out on page 7, 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; such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error; assessing the charitable company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern; and using the going concern basis of accounting unless they either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities

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 our opinion in an auditor's report. Reasonable assurance is a high level of assurance, but does not 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 aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

A fuller description of our responsibilities is provided on the FRC's website at www.frc.org.uk/auditorsresponsibilities.

The purpose of our audit work and to whom we owe our responsibilities

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charitable company'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 charitable company and its members as a body, for our audit work, for this report, or for the opinions we have formed.



Timothy Cutler (Senior Statutory Auditor)
for and on behalf of KPMG LLP, Statutory Auditor
Chartered Accountants
1 St Peter's Square
Manchester
M2 3AE

15 NOVEMBER 2015

Westlakes Research Limited

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Statement of Financial Activities

For the year ended 31 July 2018

Unrestricted Funds	Note	General Funds	Revaluation Funds	Total Funds Year to 31 July 2018	Total Funds Year to 31 July 2017
Income					
Charitable activities	2	126,000	-	126,000	127,000
Other trading activities	2	233,962	-	233,962	199,605
Investments	3	2,974	-	2,974	3,829
Total Income		362,936	-	362,936	330,434
Expenditure					
Charitable activities	4	401,572	-	401,572	328,282
Total Expenditure		401,572	-	401,572	328,282
Gain on revaluation of Investment Property		-	292,883	292,883	-
Net Movement In Funds	5	(38,636)	292,883	254,247	2,152
Total funds brought forward		3,434,517	438,000	3,872,517	3,870,365
Transfer between reserves		6,573	(6,573)	-	-
Total funds carried forward		3,402,454	724,310	4,126,764	3,872,517

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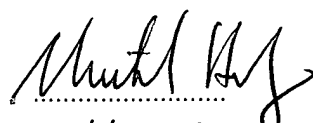
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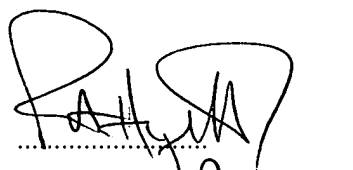
Balance Sheet

As at 31 July 2018

	Note	As at 31 July 2018 £	As at 31 July 2017 £
Fixed Assets			
Tangible assets	6	1,321,441	1,329,873
Investment property	6	1,260,000	967,117
		2,581,441	2,296,990
Current assets			
Debtors	7	19,435	20,471
Cash at bank and in hand		1,688,036	1,631,749
		1,707,470	1,652,220
Creditors: amounts falling due within one year	8	(162,147)	(76,693)
Net current assets		1,545,323	1,575,527
Total Net assets		4,126,764	3,872,517
Funds of the charity			
Unrestricted Funds			
Revaluation funds	9	724,310	438,000
General funds	9	3,402,454	3,434,517
Total funds		4,126,764	3,872,517

These financial statements were approved by the Trustees on the 9 November 2018 and are signed on their behalf by:


MICHAEL HEASLIP
Trustee


P.A. HYETT
Trustee

Westlakes Research Limited

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Statement of Changes in Reserves

For the year ended 31 July 2018

Unrestricted Funds	General Funds	Revaluation Funds	Total
	£	£	£
Balance at 1 August 2016	3,425,792	444,573	3,870,365
Total comprehensive income for the year			
Net movement in funds in the year	2,152	-	2,152
Transfers between reserves	6,573	(6,573)	-
Balance at 31 July 2017	3,434,517	438,000	3,872,517
Balance at 1 August 2017	3,434,517	438,000	3,872,517
Total comprehensive income for the year			
Net movement in funds in the year	(38,636)	292,883	254,247
Transfers between reserves	6,573	(6,573)	-
Balance at 31 July 2018	3,402,454	724,310	4,126,764

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Notes (forming part of the financial statements)

1. Accounting policies

Westlakes Research Limited is a Company limited by guarantee and incorporated and domiciled in the UK.

The accounting policies set out below have, unless otherwise stated, been applied consistently to all periods presented in these financial statements.

Basis of preparation

The financial statements have been prepared under the historical cost convention as modified by the revaluation of land and buildings, in accordance with the Charities SORP FRS102, the Statement of Recommended Practice applicable to Charities in preparing their accounts (SORP 2015) and the Companies Act 2006.

These financial statements have been prepared in accordance with Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and Republic of Ireland ("FRS 102") as issued in August 2014. The presentation currency of these financial statements is sterling.

Income

Income comprises of grant and voluntary income which is recognised when monies are received, research income which is recognised based on the stage of completion and rental income which is recognised in the period reflected in the underlying leases.

The Company's ultimate parent undertaking, the University of Central Lancashire Higher Education Corporation includes the Company in its consolidated financial statements. The consolidated financial statements of the University of Central Lancashire Higher Education Corporation are available to the public and may be obtained from the University Finance Director, University of Central Lancashire, Adelphi Building, Preston, PR1 2HE. In these financial statements, the Company is considered to be a qualifying entity (for the purposes of this FRS) and has applied the exemptions available under FRS 102 in respect of the following disclosures:

- Cash Flow Statement and related notes.
- Key management personnel compensation

Fixed Assets

Land and buildings are stated at cost or deemed cost less accumulated depreciation and accumulated impairment losses. Certain land and buildings that had been revalued to fair value on or prior to 31 July 2014, the date of transition to SORP 2015/FRS102, are measured on the basis of deemed cost, being the revalued amount at the date of that revaluation.

Freehold land is not depreciated. Freehold buildings are depreciated over their expected useful economic life of 50 years.

Investment property is land and buildings held for rental income or capital appreciation rather than for use in delivering services. Investment property is measured initially at cost and subsequently at fair value with movements recognised in the Statement of Financial Activities. Properties are not depreciated, but are revalued or reviewed annually according to market conditions as at 31 July each year.

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Notes (forming part of the financial statements)

Equipment costing less than £10,000 per individual item is written off as an expense in the year of acquisition.

Depreciation

Depreciation is calculated so as to write off the cost of an asset, less its estimated residual value, over the useful economic life of that asset as follows:

Freehold buildings	- 1% straight line basis
Equipment	- 20% straight line basis

Resources Expended

Liabilities are recognised as soon as there is a legal or constructive obligation committing the Company to pay out resources.

Governance costs include the costs of preparation and examination of statutory accounts and the cost of any legal advice given to the Trustees on governance or constitutional matters.

Other expenditure is accounted for on an accruals basis inclusive of any Value Added Tax.

Taxation

The Company is exempt from Income Tax or Corporation Tax on income derived from its charitable activities, as it falls within the various exemptions available to registered charities.

Going Concern

These accounts have been prepared on a 'going concern' basis. The Trustees are satisfied that it is appropriate for the Company to prepare accounts on a 'going concern' basis.

2. Income

	2018	2017
	£	£
Income and recovery of property costs	233,962	199,605
Rental income	126,000	127,000
	<u>359,962</u>	<u>326,605</u>

3. Investment income

	General Funds	Revaluation Reserve	Total Funds Year to 31 July 2018	Total Funds Year to 31 July 2017
	£	£	£	£
Bank interest receivable	2,974	-	2,974	3,829

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Notes (forming part of the financial statements)

4. Expenditure on charitable activities

	General Funds	Revaluation Reserve	Total Funds Year to 31 July 2018	Total Funds Year to 31 July 2017
	£	£	£	£
Funding for research activities	250,573	-	250,573	176,689
Principal Officer	27,512	-	27,512	25,406
Property costs	82,949	-	82,949	84,278
Office costs	910	-	910	2,031
Miscellaneous costs	263	-	263	456
Administrative support	22,758	-	22,758	23,338
Audit and tax fees	6,561	-	6,561	5,918
Legal and professional fees	10,046	-	10,046	10,166
	<u>401,572</u>	<u>-</u>	<u>401,572</u>	<u>328,282</u>

The Charity did not directly employ any staff during the year.

5. Net movement on funds

Net movement on funds in the year is stated after charging:

	2018 £	2017 £
Depreciation	8,432	8,516
Auditors' remuneration – as auditors	3,184	2,600

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Notes (forming part of the financial statements)

6. Tangible fixed assets

	Freehold Property £	Investment Property £	Fixtures & Fittings £	Total £
Cost				
At 1 August 2017	1,382,279	967,117	-	2,349,396
Gain on revaluation	-	292,883	-	292,883
At 31 July 2018	1,382,279	1,260,000	-	2,642,279
Depreciation				
At 1 August 2017	(52,406)	-	-	(52,406)
Charge for the year	(8,432)	-	-	(8,432)
At 31 July 2018	(60,838)	-	-	(60,838)
Net Book Value				
At 31 July 2018	1,321,441	1,260,000	-	2,581,441
At 31 July 2017	1,329,873	967,117	-	2,296,990

Included in the net book value of the freehold property is £486,600 (2017: £486,600) relating to the value of land which has not been depreciated.

Land and buildings that had been revalued to fair value on or prior to 31 July 2014, the date of transition to SORP 2015/FRS102, are measured on the basis of deemed cost, being the revalued amount at the date of that revaluation. The Princess Royal Building has been treated as an investment property in accordance with the requirements of FRS102 and was revalued in July 2018.

7. Debtors

	2018 £	2017 £
Group debtors	18,544	19,635
Other debtors	891	836
	19,435	20,471

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Notes (forming part of the financial statements)

8. Creditors: Amounts falling due within one year

	2018 £	2017 £
Amounts owed to other group undertakings	70,160	35,512
Deferred income	72,932	21,924
Accruals	19,055	19,257
	162,147	76,693

9. Analysis of net assets (between revaluation funds and general funds)

	31 July 2018		31 July 2017	
	Revaluation Funds £	General Funds £	Revaluation Funds £	General Funds £
Tangible fixed assets	724,310	1,857,131	438,000	1,858,990
Other net assets	-	1,545,323	-	1,575,527
	724,310	3,402,454	438,000	3,434,517

	31 July 2018		31 July 2017	
	Revaluation Funds £	General Funds £	Revaluation Funds £	General Funds £
Opening balance	438,000	3,434,517	444,573	3,425,792
Movements through the Statement of Financial Activities	292,883	(38,636)	-	2,152
Historical cost depreciation adjustment	(6,573)	6,573	(6,573)	6,573
	724,310	3,402,454	438,000	3,434,517

10. Company limited by guarantee

The charity is a Company limited by guarantee and does not have share capital.

Westlakes Research Limited

Company Limited by Guarantee

Notes (forming part of the financial statements)

11. Related party disclosure

The Company is a wholly owned subsidiary of the University of Central Lancashire. Amounts invoiced to the University during the year totalled £126,000 (2017 £127,000) with £Nil outstanding at the year-end (2017 £nil). All of this income was from the rental of the Samuel Lindow Building on a long-term lease. The University charged the Company £Nil (2017 £Nil) for costs it incurred on behalf of the Company in maintaining the Princess Royal Building and £16,647 (2017 £12,618) for financial services. The total amount outstanding at the end of the financial year was £70,160 (2017 £35,512). All transactions were on an arm's length basis.