

**Morts Astley Heritage Trust**

**Charity No. 1056209**

**Trustees' Report and Unaudited Accounts**

**30 June 2025**

**Company Number : 03208172**

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**Morts Astley Heritage Trust**  
**Trustees Annual Report**

Morts Astley Heritage Trust

The trustees present their report with the unaudited financial statements of the charity for the year ended 30 June 2025.

**REFERENCE AND ADMINISTRATIVE DETAILS**

**Charity No. 1056209**

**Trustees**

The following trustees served during the year:

D. Clarke

J.M. Hatton

M. Hughes

E. Hurst

K.G. Hurst

B. Jordan

M. Morrow

B. Taylor

B.M. Wilson

**Accountants**

Bridgeman Accountants

23 Bridgeman Terrace

Wigan

WN1 1SX

## **Morts Astley Heritage Trust**

### **Trustees Annual Report**

#### Trustees' Annual Report

Report of the trustees for the year ending 30 June 2025

The Trustees of Morts Astley Heritage Trust (MAHT) are pleased to present their annual directors' report together with the unaudited financial statements of the Charity for the year ending 30 June 2025 which are also prepared to meet the requirements for a directors' report and accounts for Companies Act purposes.

The financial statements comply with the Charities Act 2011, the Companies Act 2006, the Memorandum and Articles of Association, and the charities Statement of Recommended Practice (FRS 102) issued in October 2019.

#### Chair's report

The Trustees of Damhouse are taxed with the responsibility of looking after a valuable community asset; a Grade II\* listed building. This involves, amongst many other things, maintaining the building and its financial independence, ensuring the grass is regularly cut, surveying the trees and perpetuating its heritage. The grounds are open to the public and are also appreciated and freely used by the residents of the houses surrounding Damhouse. For unexpected and high-cost situations we have had to seek funding; large tree removal can cost £3,000.

This year has been an exciting time for all involved. The appointment of new Trustees greatly increased the skill base of the Board and enabled improved strategic planning, primarily in the house's finances and planning for larger events. As part of the strategic plan a new volunteer programme was introduced, further enabling the Trustees to be more strategic rather than operational. The Trust has engaged with its stakeholders through surveys and meetings.

The recently appointed Office Manager has been very instrumental in improved day to day management of staff, public relations and events. Within this year a greater number and variety of events was held. This was possible due to our wonderful group of volunteers and has resulted in greater community involvement and increased financial income to support our charity.

To improve and promote the heritage of the house, Trustees have been meeting and networking with neighbouring heritage groups. This has resulted in greater marketing opportunities and raising of awareness within the surrounding area. Volunteer help has enabled further development of opportunities to share the history and heritage of the house beyond the Heritage Weekend and guided tours.

Sadly, our good year was overshadowed by the closure of the Tea Room following it being placed into Creditors' Voluntary Liquidation. This closure led to the write-off of a loan £30,168 owed to the Trust, and in the spirit of transparency, was self-reported to the Charities Commission in February. This exceptional cost turned what would otherwise have been the Trust's first reported surplus in many years to a deficit.

However, as a result of rigour within our processes, new input and ideas, the financial performance of the house has greatly improved.

Looking forward, we are mindful of our Mission Statement and our Strategic Plan. In so doing we must be proactive in appointing new Board members with appropriate skills and commitment, attracting more volunteers and engaging in the best ways possible with our stakeholders.

Therefore, in closing, I would like to thank our, volunteers, staff, generous financial supporters and the local community of Astley for their support in making possible the continued upkeep and preservation of Damhouse and its surrounding grounds and woodland. To know more visit our website [www.damhouse.net](http://www.damhouse.net).

Margaret Hughes

Chair



## **OBJECTIVES AND ACTIVITIES**

The purpose of the Charity, as set out in the governing document, is to preserve for the public benefit historical, architectural and constructional heritage in the form of buildings of particular beauty or historical, architectural or constructional interest.

Our Mission, supporting our charitable purpose, is to preserve, enhance and protect Damhouse for the benefit of the public, with the objectives of providing community and wellbeing facilities, employment and the retention and preservation of the heritage of this Historic Estate for the present and future generations.

Our purpose and mission are underpinned by the Trust's vision of Working together with the community, for the heritage of Damhouse and its woodland to thrive and be valued, celebrated and shared by everyone.

Surviving the COVID period left MAHT with a weakened financial position, with reduced unrestricted reserves, whilst maintenance and upkeep costs from the ageing historic Estate continued to increase. In this context and in support of the Vision, the Trustees undertook an exercise in the financial year to develop a new 3-year Strategic Plan, the focus and priority from which was the need to rebuild MAHT's resilience. This was seen as multi-faceted:

~Increase financial resilience

~Increase governance resilience by expanding Board skills

~Ensure resilience of the Estate/Property and its heritage by developing a rolling workplan of maintenance and renovation

~Strengthen volunteer resilience by increasing numbers and skills

~Increase community resilience by undertaking more/new events which appeal to a wider demographic

Putting these priorities into action, we have three major areas of activity which are: contractual letting and the hire of office and community room space; community and heritage events venue; volunteer group.

### **Contractual Letting and Hire of Office and Community Room Space**

The main source of income for the Trust is the contractual letting of office space in Damhouse and the smaller property within the grounds known as the Villa. Income from these leases is critical to financing the upkeep on the Trust's historic estate. It also supports our objective to providing employment opportunities for the local community and surrounding areas. At 30 June 2025 we estimate that the House and Villa provided paid employment for around 80 people, including 3 individuals employed by the Trust.

To support the aim of strengthening the Trust's financial resilience, in the year to June 2025 we created additional space for letting within the House. The closure of the Tea Room, which had been operated previously by the Trust's subsidiary trading company, also enabled us to lease the space and kitchen area to an independent third party. This new facility opened just prior to the year-end, and offers an exciting opportunity to attract new visitors to the House. The availability of new additional letting space has enabled the Trustees to diversify the tenant base of the House, providing more jobs and supporting new parts of the community.

A priority for the new financial year will be to determine a plan to maximise the usage, and therefore revenue generation, of our two large community rooms as hiring of these has reduced as a lower visitor rates whilst the Tea Room was closed.

Community events venue

2024 marked the 30th anniversary of the foundation of the MAHT Charitable Trust following the successful saving of Damhouse, then known as Astley Hospital, and the surrounding woodland from being sold for housing development. To celebrate this milestone, in August 2024, the Trust held an event in the grounds for the local community to enjoy. Entertainment provided endeavoured to appeal to as many people from the local community as possible including children's activities, local musicians, and a dog show. The event was free to the public but generous donations and sponsorship, plus revenue from sales of food and beverages enabled the Trust to raise some much-needed funds to support our charitable objectives.

Encouraged by the success of the 30th Anniversary celebrations, the Trustees were inspired to hold our first '1940's Weekend' in June 2025. This included a number of wartime exhibits, including vintage cars and an aeroplane! Plus 1940's singers and dancers. All of which brought new visitors to Damhouse, raising awareness of our history and heritage and again generating additional revenue.

Building on the success of these new events the Trustees are hoping to hold 1 or 2 similar events in the new financial year, alongside our traditional events such as the Halloween Pumpkin and Easter Egg Hunts, the Theatre of the Lawn and Guided Tours to celebrate the heritage of the House.

Volunteer group

Following an active recruitment campaign during the year, the Trust was successful in increasing the volunteer numbers from 5 to 34. The broad spectrum of skills our new volunteers now bring has enabled us to undertake work and activities that the Trust would have otherwise had to pay third parties to complete. This has allowed us to keep our costs down in certain areas and for that the Trustees are extremely grateful to all involved.

Contributions of volunteers have also finally allowed us to progress the long-desired development of the Top Floor of the House to illustrate the history of Damhouse for example as a hospital and a private home. The Trustees hope to generate additional funds in the near future to complete this work, and in support of this, as well as increasing the number of visitors, we shall be seeking to undertake more guided tours of Damhouse in the coming year. Guided Tours during our event days have proved incredibly successful.

**ACHIEVEMENTS AND PERFORMANCE**

We have successfully converted to office space a number of under-used rooms in Damhouse, thereby increasing revenue generation opportunities.

At the end of the financial year we had 100% occupancy of available office space.

We have increased the number of volunteers supporting our charitable activities from 5 to 34. In 2025 it is estimated that volunteer contributions equated to around 700 hours of time given to supporting the Trust.

The top floor of the House has completed its largest stage of development.

We have held two major 'free-to-attend' community events in the form of the 30th Anniversary party and the 1940's weekend. These have helped generate much needed additional funds to support the upkeep of Damhouse and the surrounding woodland, as well as introducing many new people to the House and its history.

Our traditional event for children (the Pumpkin Hunt, the Easter Egg Hunt and meet Father Christmas) grew in popularity with 661 children in total participating in the ticketed events this year, compared to 446 in the year-ended 30 June 2024.

During the year the Executive Committee adopted the Efficiency Ratio (ER) as the key performance metric for our fundraising events. The ER is the recommended KPI for charitable events represents fundraising revenues (including event grants and sponsorship) divided by fundraising costs. Best in class benchmark is ER=5.0 with a sector average of 3.0. For the year ended 30 June 2025, MAHT's ER was 3.0.

For the first time in many years the Trust has delivered an underlaying operating surplus (before the exceptional write-off of the Tea Rooms loan).

Focused management of contracts and suppliers has helped mitigate the costs of inflation, particularly with respect of energy costs.

Higher income generation has enabled the Trustees to implement a more proactive approach to woodland husbandry, reducing the risk to the public from falling trees together with an annual treatment programme to eradicate instances of knotweed and hogweed in the grounds (both of which are common in Astley).

## **FINANCIAL REVIEW**

Income from Trading Activities, i.e. office rent and service charges, continued to be the Trust's main source of income. Following on from the strategic aim to strengthen the Trust's financial resilience, with the creation of additional space for letting within the House, and a robust review of rental charges upon lease renewal Income from Trading Activities increased by £35,560 (22%) in the year. 2026 should see further gains as we benefit from a full year effect of the increases.

Donations & legacies were down considerably(-£14,034, -53%) on last year. High donations in 2024 were a result of the August 2023 targeted fundraising campaign in response to the Trust's liquidity crisis. Whilst not as high as the previous year, current year donations have benefitted from more proactive fundraising in our community events, an approach we hope will be sustainable going forward.

Offsetting the reduction in donations, we have seen a significant increase income generated from our Charitable Activities (up £11,081, +101%) as we held for the first time in the Trust's history, two large community events in the 30th Anniversary event and the 1940's Weekend. We've also taken a more proactive approach to generating funds at our traditional events such as the Pumpkin Hunt and Christmas Fair. Fundraising revenue's were reduced slightly by income from Tours, which was down compared to last year, probably due to the Tea Room closure as visitors were not seeing the opportunity to sign up for a guided tour. .

Careful management of the cost base during the year enabled the increase in Total Expenditure (before the exceptional write-off of the Tea Room loan) to be contained to just 0.4% (+£832), despite inflationary pressures on utility and wage costs and the increase to National Insurance rates. Risk exposure from unsold refreshments for event catering has been mitigated by the adoption of 'sale or return' from our main supplier. In addition the majority of staffing for events is now provided by volunteers rather than paid employees.

Premises costs reduced by £6,979 (-9%) in the year as savings were secured in several areas through robust contract renegotiation by the Office Manager, as well as exiting existing arrangements which were no longer favourable. Similar opportunities will be taken going forward for each contract as they come up for renewal.

Savings from the operational running costs of the House enabled the Trust to be in a position to address more promptly a number of woodland maintenance issues in the year, supporting the Trust's mission to maintain a safe community environment. Woodland expenses increased by £6,574 (+172%) as we sought removal of a number of unsafe trees and undertook the first of a 3-year course of treatment for Japanese Knotweed and Giant Hogweed in the grounds.

The largest percentage in operating expenses resulted from a greater investment in Fundraising event and merchandise costs (+138%, £6,643). This has supported the higher fundraising revenues outlined above.

Following the Trust's trading subsidiary, The Tea Room at Damhouse Limited, being placed into Creditors' Voluntary Liquidation in February 2025, its loan outstanding to the Trust amounting to £30,168, became irrecoverable. It was therefore written off during the financial year as disclosed in Note 8 of the Accounts'. This expense meant that overall in the year the Trust had Net Expenditure of £26,330, still an improvement of £1,358 (5%) on the prior year's performance.

Excluding the write-off loan, the Trust had achieved an operating surplus (Net Income) of £3,838. This represents an improvement in underlying profitability of £31,526 compared to 2024. To deliver even a small operating profit is considered a tremendous achievement by the Trustees after the significant financial problems the Trust experienced immediately post COVID together with the challenges to our fundraising efforts through the ongoing cost-of-living issues.

#### Fixed Assets

Details of the changes to fixed assets are detailed in Note 10 to the Financial Statements.

The main fixed assets are the properties known as Damhouse and the Villa. These are reflected in the financial statements at cost of £2,075,750.

The latest valuation of the properties for insurance purposed is £7.9m. This valuation is to cover the rebuild cost and, for Damhouse, reflects the requirement for specialist craftsmen and materials given its historic Grade II\* listing.

Ordinarily in insurance valuation is lower than an open market value (OMV) for resale purposes. Given, however the historic nature of the property and the restricted covenants in place on its usage, the Trustees are of the opinion that the OMV is substantially below the insurance value. The current value reflected in the Financial Statements understates the value of the properties but this could only be determined by an independent professional valuation, the expense of which the Trust is not currently in a position to undertake.

### Reserves Policy

The Trustees recognise the need for the Charity to establish and maintain reserves to enable it to continue to carry out its charitable objectives in the event of unforeseeable matters arising. In particular, given the nature of the building, reserves need to be maintained to ensure any major repairs can be carried out when necessary. The Trustees consider a designated fund of £10,000 should be maintained for this purpose.

In addition, the Trustees have resolved to maintain unrestricted free reserves for working capital sufficient to cover an amount equivalent to three months' operating expenditure along with an amount for statutory redundancy costs. The trustees consider that the ideal level of reserves to cover all of the above as at 30 June 2025 would be £63,100.

Such funds should be held separately on deposit. The Trust's liquidity issues during and immediately post COVID diverted all such monies into supporting the day-to-day running of the Trust. The Trustees will aim to rebuild the required reserves in cash as soon as possible, and have developed a Strategic Plan for the next 3 years supporting this aim.

### **PLANS FOR FUTURE PERIODS**

As identified in the new 3-year Strategic Plan (See 'Our Purposes and Activities section above) the focus for our activities is to strengthen the Trust's resilience to ensure that the future of Damhouse is secure so that the community can enjoy the property and woodlands for years to come.

A major financial concern for the Trust is the ongoing financial sustainability given the deficit in accumulated unrestricted reserves, and the continuing maintenance demands for the aged estate. Maximising revenue generation e.g. through new sponsorship and grant-funding for the small number of events held by the Trust each year is therefore a key priority alongside continuing the approach to robust supplier management, introduced in this financial year, to manage the ongoing inflationary pressures on operating running costs.

Through the launch of a multi-generational outreach campaign, and the creation of opportunities for community members to actively contribute to Damhouse's legacy, the Trustee's will seek to broaden the appreciation of the Estate's heritage so it becomes a symbol of community resilience and pride that future generations support to preserve and protect.

Recruiting new Trustees who share our passion to protect and preserve the Estate, and who possess the skills and experience needed to deliver MAHT's vision and mission will also be a critical activity in the coming year.

### **STRUCTURE, GOVERNANCE AND MANAGEMENT**



### Governing Document

The Trust is a Company limited by guarantee and is governed by its Memorandum and Articles of Association dated 20 May 1996. It is registered as a charity with the Charity Commission. The Trust has a membership of 9 (2024 9), and membership is by invitation from and election by existing members. The maximum number of members is 15, and the quorum for any meeting of the Governing Body is 5 members in attendance in person.

### Appointment of Directors and Trustees

The members, in general meeting, appoint the governing body of Trustees, who serve for a term of three years. Additional Trustees can be appointed by the Governing Body to serve until the next AGM. Any Trustees can be re-appointed for subsequent terms. A meeting of the Governing Body is quorate if Trustees are present.

The Trustees who served during the year are listed on page 2 of the Annual Report. Every year one third of the Trustees are required to retire from office, with selection for retirement being the longest-serving Trustee first. A retiring member is eligible for re-election.

### Trustee recruitment, induction and training

MAHT has a recruitment and induction policy which includes all new Trustees, involving skills, knowledge and personal references. MAHT has no specific policy for Trustee training. It has been agreed that, going forward, the induction for new trustees will include a mandatory requirement to complete the free online training offered by the Charities Commission, to ensure they are fully aware of their duties and obligations as a Trustee.

### Organisation

The Governing Body of Trustees meets bi-monthly to review the operations of the Trust. Specialist advisers are engaged as required, and whenever possible, such advice is obtained on a voluntary basis. The Governing Body has delegated certain responsibilities to the Executive Board under a Scheme of Delegation. The Executive Board, which comprises a number of Trustees, meets monthly. Day-to-day operations of the Trust are the responsibility of the Office Manager to whom the Trustees have delegated authority for operational matters including staff management and tenant liaison.

### Risk Management

The Trust has a Risk Management Policy which is designed to ensure that the major risks to which the Charity is exposed have been reviewed and systems established to mitigate those risks.

### Public Benefit

The Trustees have taken into account the Charity Commission guidance on public benefit and believe they satisfy the requirement for the Charity to meet public benefit in various ways such as the provision and upkeep of the woodlands and other public spaces, by providing a venue of historical interest which is open to the public without charge and by providing opportunities for the community and to learn more about their local history and environment

### **Statement of trustees' responsibilities in relation to the financial statements**

The charity trustees are responsible for preparing a trustees' annual report and financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

**Morts Astley Heritage Trust**  
**Trustees Annual Report**

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

Signed on behalf of the charity's trustees

M. Hughes  
Trustee  
26 August 2025

**Morts Astley Heritage Trust**  
**Independent Examiners Report**

**Independent Examiner's Report to the trustees of Morts Astley Heritage Trust**

I report to the trustees on my examination of the financial statements of Morts Astley Heritage Trust for the year ended 30 June 2025.

**Responsibilities and basis of report**

As the charity's trustees you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the charity's financial statements carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

**Independent examiner's statement**

I have completed my examination. I can confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

- the accounting records were not kept in respect of the charity as required by section 130 of the Act; or
- the financial statements do not accord with those records; or
- the financial statements do not comply with the applicable requirements concerning the form and content of financial statements set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the financial statements give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the financial statements to be reached.

David Green AAT  
Bridgeman Accountants  
23 Bridgeman Terrace  
Wigan

WN1 1SX  
26 August 2025



**Morts Astley Heritage Trust**  
**Statement of Financial Activities**  
**for the year ended 30 June 2025**

		<b>Unrestricted funds 2025 £</b>	<b>Restricted funds 2025 £</b>	<b>Total funds 2025 £</b>	<b>Total funds 2024 £</b>
	<b>Notes</b>				
<b>Income and endowments from:</b>					
Donations and legacies	3	12,199	-	12,199	26,233
Charitable activities	4	22,041	-	22,041	10,960
Other trading activities	5	194,995	-	194,995	159,435
Other	6	35	-	35	284
<b>Total</b>		<b>229,270</b>	<b>-</b>	<b>229,270</b>	<b>196,912</b>
<b>Expenditure on:</b>					
Other	7	255,600	-	255,600	224,600
<b>Total</b>		<b>255,600</b>	<b>-</b>	<b>255,600</b>	<b>224,600</b>
Net gains on investments		-	-	-	-
<b>Net expenditure</b>	9	<b>(26,330)</b>	<b>-</b>	<b>(26,330)</b>	<b>(27,688)</b>
Transfers between funds		-	-	-	-
<b>Net expenditure before other gains/(losses)</b>		<b>(26,330)</b>	<b>-</b>	<b>(26,330)</b>	<b>(27,688)</b>
<b>Other gains and losses</b>					
<b>Net movement in funds</b>		<b>(26,330)</b>	<b>-</b>	<b>(26,330)</b>	<b>(27,688)</b>
<b>Reconciliation of funds:</b>					
Total funds brought forward		(21,051)	1,654,753	1,633,702	1,661,390
<b>Total funds carried forward</b>		<b>(47,381)</b>	<b>1,654,753</b>	<b>1,607,372</b>	<b>1,633,702</b>

**Morts Astley Heritage Trust****Balance Sheet**

at 30 June 2025

Charity No. 1056209

		2025	2024
		£	£
<b>Fixed assets</b>			
Tangible assets	11	1,610,890	1,625,845
		<u>1,610,890</u>	<u>1,625,845</u>
<b>Current assets</b>			
Stocks	12	1,128	-
Debtors	13	20,165	48,720
Cash at bank and in hand		59,557	39,735
		<u>80,850</u>	<u>88,455</u>
<b>Creditors: Amount falling due within one year</b>	14	(84,368)	(80,598)
<b>Net current (liabilities)/assets</b>		<u>(3,518)</u>	<u>7,857</u>
<b>Total assets less current liabilities</b>		<u>1,607,372</u>	<u>1,633,702</u>
<b>Net assets excluding pension asset or liability</b>		<u>1,607,372</u>	<u>1,633,702</u>
<b>Total net assets</b>		<u><u>1,607,372</u></u>	<u><u>1,633,702</u></u>
<b>The funds of the charity</b>			
<b>Restricted funds</b>	15		
Restricted income funds		1,654,753	1,654,753
		<u>1,654,753</u>	<u>1,654,753</u>
<b>Unrestricted funds</b>	15		
General funds		(110,481)	(91,554)
Designated funds		63,100	70,503
		<u>(47,381)</u>	<u>(21,051)</u>
<b>Reserves</b>	15		
<b>Total funds</b>		<u><u>1,607,372</u></u>	<u><u>1,633,702</u></u>

Approved by the trustees on 26 August 2025

And signed on their behalf by:

B. Jordan

Trustee

26 August 2025

**Morts Astley Heritage Trust**  
**Notes to the Accounts**  
**for the year ended 30 June 2025**

**1 Accounting policies**

**Basis of preparation**

The financial statements have been prepared in accordance with Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued on 16 July 2014 and the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and the Charities Act 2011.

**Change in basis of accounting or to previous accounts**

There has been no change to the accounting policies (valuation rules and method of accounting) since last year and no changes have been made to accounts for previous years.

**Fund accounting**

Unrestricted funds	These are available for use at the discretion of the trustees in furtherance of the general objects of the charity.
Designated funds	These are unrestricted funds earmarked by the trustees for particular purposes.
Revaluation funds	These are unrestricted funds which include a revaluation reserve representing the restatement of investment assets at their market values.
Restricted funds	These are available for use subject to restrictions imposed by the donor or through terms of an appeal.

**Income**

Recognition of income	Income is included in the Statement of Financial Activities (SoFA) when the charity becomes entitled to, and virtually certain to receive, the income and the amount of the income can be measured with sufficient reliability.
Income with related expenditure	Where income has related expenditure the income and related expenditure is reported gross in the SoFA.
Donations and legacies	Voluntary income received by way of grants, donations and gifts is included in the the SoFA when receivable and only when the Charity has unconditional entitlement to the income.
Tax reclaims on donations and gifts	Income from tax reclaims is included in the SoFA at the same time as the gift/donation to which it relates.
Donated services and facilities	These are only included in income (with an equivalent amount in expenditure) where the benefit to the Charity is reasonably quantifiable, measurable and material.
Volunteer help	The value of any volunteer help received is not included in the accounts.
Investment income	This is included in the accounts when receivable.
Gains/(losses) on revaluation of fixed assets	This includes any gain or loss resulting from revaluing investments to market value at the end of the year.
Gains/(losses) on investment assets	This includes any gain or loss on the sale of investments.

### Expenditure

Recognition of expenditure	Expenditure is recognised on an accruals basis. Expenditure includes any VAT which cannot be fully recovered, and is reported as part of the expenditure to which it relates.
Expenditure on raising funds	These comprise the costs associated with attracting voluntary income, fundraising trading costs and investment management costs.
Expenditure on charitable activities	These comprise the costs incurred by the Charity in the delivery of its activities and services in the furtherance of its objects, including the making of grants and governance costs.
Grants payable	All grant expenditure is accounted for on an actual paid basis plus an accrual for grants that have been approved by the trustees at the end of the year but not yet paid.
Governance costs	These include those costs associated with meeting the constitutional and statutory requirements of the Charity, including any audit/independent examination fees, costs linked to the strategic management of the Charity, together with a share of other administration costs.
Other expenditure	These are support costs not allocated to a particular activity.

### Taxation

The charity is exempt from tax on its charitable activities.

### Tangible fixed assets and depreciation

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life:

Freehold property	1% straight line
Fixtures & fittings	20% straight line

### Freehold investment property

Investment properties are measured initially at cost and subsequently at fair value at each balance sheet date and are not depreciated. All gains or losses are taken to the Statement of Financial Activities as they arise.

### Stocks

Stock is included at the lower of cost or net realisable value. Donated items of stock are recognised at fair value which is the amount the charity would have been willing to pay for the items on the open market.

### Trade and other debtors

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

### Cash and cash equivalents

Cash and cash equivalents comprise cash at bank and on hand, demand deposits with banks and other short-term highly liquid investments with original maturities of three months or less and bank overdrafts. In the statement of financial position, bank overdrafts are shown within borrowings or current liabilities. In the Statement of Cash Flows, cash and cash equivalents are shown net of bank overdrafts that are repayable on demand and form an integral part of the company's cash management.

**Trade and other creditors**

Short term creditors are measured at the transaction price. Other creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

**Research and development**

Expenditure on research and development is written off in the year in which it is incurred.

**Foreign currencies**

Monetary assets and liabilities denominated in currencies other than the functional currency of the charity are translated at the rates of exchange prevailing at the end of the reporting period.

Transactions in currencies other than the functional currency of the charity are recorded at the rate of exchange on the date that the transaction occurred.

All exchange differences are taken into account in arriving at net income/expenditure.

**Leased assets**

Where the charity enters into a lease which entails taking substantially all the risks and rewards of ownership of an asset, the lease is treated as a finance lease.

Leases which do not transfer substantially all the risks and rewards of ownership to charity are classified as operating leases.

Assets held under finance leases are initially recognised as assets of the charity at their fair value at the inception of the lease or, if lower, at the present value of the minimum lease payments. The corresponding liability to the lessor is included in the balance sheet date as a finance lease obligation. Lease payments are apportioned between finance expenses and reduction of the lease obligation so as to achieve a constant rate of interest on the remaining balance of the liability. Finance expenses are recognised immediately, unless they are directly attributable to qualifying assets, in which case they are capitalised in accordance with the charity's policy on borrowing costs.

Assets held under finance leases are depreciated in the same way as owned assets.

Operating lease payments are recognised as an expense on a straight-line basis over the lease term. In the event that lease incentives are received to enter into operating leases, such incentives are recognised as a liability. The aggregate benefit of incentives is recognised as a reduction of rental expense on a straight-line basis.

**Pension costs**

The charity operates a defined contribution plan for its employees. A defined contribution plan is a pension plan under which the charity pays fixed contributions into a separate entity. Once the contributions have been paid the charity has no further payments obligations. The contributions are recognised as expenses when they fall due. Amounts not paid are shown in accruals in the balance sheet. The assets of the plan are held separately from the charity in independently administered funds.

**Receipt of donated goods, facilities and services**

All donated goods, facilities and services received are recognised within incoming resources and expenditure at an estimate of the value to the charity.

2 Statement of Financial Activities - prior year

	Unrestricted funds 2024 £	Restricted funds 2024 £	Total funds 2024 £
<b>Income and endowments from:</b>			
Donations and legacies	26,233	-	26,233
Charitable activities	10,960	-	10,960
Other trading activities	159,435	-	159,435
Other	284	-	284
<b>Total</b>	<b>196,912</b>	<b>-</b>	<b>196,912</b>
<b>Expenditure on:</b>			
Other	224,600	-	224,600
<b>Total</b>	<b>224,600</b>	<b>-</b>	<b>224,600</b>
<b>Net income</b>	<b>(27,688)</b>	<b>-</b>	<b>(27,688)</b>
<b>Net income before other gains/(losses)</b>	<b>(27,688)</b>	<b>-</b>	<b>(27,688)</b>
<b>Other gains and losses:</b>			
<b>Net movement in funds</b>	<b>(27,688)</b>	<b>-</b>	<b>(27,688)</b>
<b>Reconciliation of funds:</b>			
Total funds brought forward	6,637	1,654,753	1,661,390
<b>Total funds carried forward</b>	<b>(21,051)</b>	<b>1,654,753</b>	<b>1,633,702</b>

3 Income from donations and legacies

	Unrestricted £	Total 2025 £	Total 2024 £
donations received - general revenue	12,199	12,199	26,233
	<b>12,199</b>	<b>12,199</b>	<b>26,233</b>

4 Income from charitable activities

	Unrestricted £	Total 2025 £	Total 2024 £
Fundraising events	22,041	22,041	10,960
	<b>22,041</b>	<b>22,041</b>	<b>10,960</b>

5 Income from other trading activities

	Unrestricted	Total 2025	Total 2024
	£	£	£
rent & services income	194,995	194,995	159,435
	<u>194,995</u>	<u>194,995</u>	<u>159,435</u>

6 Other income

	Unrestricted	Total 2025	Total 2024
	£	£	£
bank interest	35	35	284
	<u>35</u>	<u>35</u>	<u>284</u>

7 Other expenditure

	Unrestricted	Total 2025	Total 2024
	£	£	£
Woodland development	11,454	11,454	4,811
merchandise & event costs	129	129	34
Woodland expenses - unrestricted fund	10,387	10,387	3,813
Employee costs	54,370	54,370	56,597
Premises costs	71,123	71,123	78,102
Amortisation, depreciation, impairment, profit/loss on disposal of fixed assets	24,349	24,349	23,444
General administrative costs	81,097	81,097	54,467
Legal and professional costs	2,691	2,691	3,332
	<u>255,600</u>	<u>255,600</u>	<u>224,600</u>

8 Bad debt

Bad debt is included in the 'General administrative Costs' This totals £28,075 for the year to 30 June 2025 and includes £30,168 owed by the trading subsidiary, The Tea Rooms at Damhouse Limited.

9 Net expenditure before transfers

	2025	2024
	£	£
This is stated after charging:		
Depreciation of owned fixed assets	24,419	23,444

## 10 Staff costs

	2025	2024
Salaries and wages	54,370	56,597
	<u>54,370</u>	<u>56,597</u>

No employee received emoluments in excess of £60,000.

## 11 Tangible fixed assets

	Land and buildings	Fixtures & fittings	Total
	£	£	£
<b>Cost or revaluation</b>			
At 1 July 2024	2,075,750	74,129	2,149,879
Additions	-	7,373	7,373
At 30 June 2025	<u>2,075,750</u>	<u>81,502</u>	<u>2,157,252</u>
<b>Depreciation and impairment</b>			
At 1 July 2024	452,826	71,208	524,034
Depreciation charge for the year	18,908	5,511	24,419
Transfers	-	(2,091)	(2,091)
At 30 June 2025	<u>471,734</u>	<u>74,628</u>	<u>546,362</u>
<b>Net book values</b>			
At 30 June 2025	<u>1,604,016</u>	<u>6,874</u>	<u>1,610,890</u>
At 30 June 2024	<u>1,622,924</u>	<u>2,921</u>	<u>1,625,845</u>

## 12 Stocks

	2025	2024
	£	£
Raw materials and consumables	1,128	-
	<u>1,128</u>	<u>-</u>
<b>Carrying value analysed by activities</b>	<b>2025</b>	<b>2024</b>
	£	£
Fundraising events	1,128	-
	<u>1,128</u>	<u>-</u>

## 13 Debtors

	2025	2024
	£	£
Trade debtors	19,922	17,427
Other debtors	150	30,631
Prepayments and accrued income	93	662
	<u>20,165</u>	<u>48,720</u>



## Notes to the Accounts

## 14 Creditors:

amounts falling due within one year

	2025	2024
	£	£
Trade creditors	15,797	17,314
Other taxes and social security	7,266	5,274
Other creditors	58,108	51,929
Accruals	3,197	6,081
	<u>84,368</u>	<u>80,598</u>

## 15 Movement in funds

	At 1 July 2024	Incoming resources (including other gains/losses) £	Resources expended £	Gross transfers £	At 30 June 2025 £
<b>Restricted funds:</b>					
<b>Restricted income funds:</b>					
Top floor development	2,338	-	-	-	2,338
Capital grants & donations expended	1,652,415	-	-	-	1,652,415
<i>Total</i>	<u>1,654,753</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,654,753</u>
<b>Unrestricted funds:</b>					
<b>General funds</b>	(91,554)	229,270	(255,600)	7,403	(110,481)
<b>Designated funds:</b>					
General fund	70,503	-	-	(7,403)	63,100
<i>Total</i>	<u>70,503</u>	<u>-</u>	<u>-</u>	<u>(7,403)</u>	<u>63,100</u>
<b>Total funds</b>	<u>1,633,702</u>	<u>229,270</u>	<u>(255,600)</u>	<u>-</u>	<u>1,607,372</u>

Purposes and restrictions in relation to the funds:

Restricted funds:

Top floor development

Capital grants & donations  
expended

Designated funds:

General fund

## 16 Analysis of net assets between funds

	Unrestricted funds	Total
	£	£
Fixed assets	1,610,890	1,610,890
Net current assets	(3,518)	(3,518)
	<u>1,607,372</u>	<u>1,607,372</u>

## 17 Reconciliation of net debt

	At 1 July 2024	Cash flows	At 30 June 2025
	£	£	£
Cash and cash equivalents	39,735	19,822	59,557
	<u>39,735</u>	<u>19,822</u>	<u>59,557</u>
Net debt	<u>39,735</u>	<u>19,822</u>	<u>59,557</u>

**Morts Astley Heritage Trust**  
**Statement of Cash flows**  
**for the year ended 30 June 2025**

	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>
<b>Cash flows from operating activities</b>		
<b>Net expenditure per Statement of Financial Activities</b>	(26,330)	(27,688)
<b>Adjustments for:</b>		
Depreciation of property, plant and equipment	24,419	23,444
Profit on disposal of tangible fixed assets	(70)	-
Dividends, interest and rents from investments	(35)	(284)
Increase in stocks	(1,128)	-
Decrease/(Increase) in trade and other receivables	28,555	(7,356)
Increase in trade and other payables	3,770	23,127
<b>Net cash provided by operating activities</b>	<u>29,181</u>	<u>11,243</u>
<b>Cash flows from investing activities</b>		
Proceeds from sales of property, plant and equipment	70	-
Payments for property, plant and equipment	(7,373)	(499)
Dividends, interest and rents from investments	35	284
<b>Net cash used in investing activities</b>	<u>(7,268)</u>	<u>(215)</u>
<b>Net cash from financing activities</b>	<u>-</u>	<u>-</u>
<b>Net increase in cash and cash equivalents</b>	21,913	11,028
<b>Cash and cash equivalents at the beginning of the year</b>	39,735	28,707
<b>Cash and cash equivalents at the end of the year</b>	<u>61,648</u>	<u>39,735</u>
<b>Components of cash and cash equivalents</b>		
Cash and bank balances	59,557	39,735
	<u>59,557</u>	<u>39,735</u>

**Morts Astley Heritage Trust**  
**Detailed Statement of Financial Activities**  
**for the year ended 30 June 2025**

	Unrestricted funds		Total funds	Total funds
	2025	2025	2025	2024
	£	£	£	£
<b>Income and endowments from:</b>				
Donations and legacies				
donations received - general revenue	12,199	-	12,199	26,233
	<u>12,199</u>	<u>-</u>	<u>12,199</u>	<u>26,233</u>
Charitable activities				
Fundraising events	22,041	-	22,041	10,960
	<u>22,041</u>	<u>-</u>	<u>22,041</u>	<u>10,960</u>
Other trading activities				
rent & services income	194,995	-	194,995	159,435
	<u>194,995</u>	<u>-</u>	<u>194,995</u>	<u>159,435</u>
Other				
bank interest	35	-	35	284
	<u>35</u>	<u>-</u>	<u>35</u>	<u>284</u>
<b>Total income and endowments</b>	<b>229,270</b>	<b>-</b>	<b>229,270</b>	<b>196,912</b>
<b>Expenditure on:</b>				
Other expenditure				
Woodland development	11,454	-	11,454	4,811
merchandise & event costs	129	-	129	34
Woodland expenses - unrestricted fund	10,387	-	10,387	3,813
	<u>21,970</u>	<u>-</u>	<u>21,970</u>	<u>8,658</u>
Employee costs				
Salaries/wages	54,370	-	54,370	56,597
	<u>54,370</u>	<u>-</u>	<u>54,370</u>	<u>56,597</u>
Premises costs				
Rates	10,329	-	10,329	12,057
Light, heat and power	44,228	-	44,228	56,312
Premises cleaning	10,791	-	10,791	7,295
Other premises costs	5,775	-	5,775	2,438
	<u>71,123</u>	<u>-</u>	<u>71,123</u>	<u>78,102</u>
General administrative costs, including depreciation and amortisation				
Depreciation of land and buildings	18,908	-	18,908	18,908
Depreciation of Fixtures & fittings	5,511	-	5,511	4,536
Profit on disposal of tangible fixed assets	(70)	-	(70)	-

**Morts Astley Heritage Trust**  
**Detailed Statement of Financial Activities**

Bad debts	28,075	-	28,075	104
Bank charges	940	-	940	1,054
Equipment repairs and maintenance	12,442	-	12,442	13,983
General insurances	32,954	-	32,954	33,116
Stationery and printing	1,344	-	1,344	1,023
Subscriptions	662	-	662	507
Sundry expenses	33	-	33	88
Telephone, fax and broadband	4,647	-	4,647	4,592
	<u>105,446</u>	<u>-</u>	<u>105,446</u>	<u>77,911</u>
Legal and professional costs				
Accountancy and bookkeeping	2,691	-	2,691	2,719
Other legal and professional costs	-	-	-	613
	<u>2,691</u>	<u>-</u>	<u>2,691</u>	<u>3,332</u>
<b>Total of expenditure of other costs</b>	<u>255,600</u>	<u>-</u>	<u>255,600</u>	<u>224,600</u>
<b>Total expenditure</b>	<u>255,600</u>	<u>-</u>	<u>255,600</u>	<u>224,600</u>
Net gains on investments	-	-	-	-
	<u>(26,330)</u>	<u>-</u>	<u>(26,330)</u>	<u>(27,688)</u>
<b>Net expenditure</b>				
	<u>(26,330)</u>	<u>-</u>	<u>(26,330)</u>	<u>(27,688)</u>
<b>Net expenditure before other gains/(losses)</b>				
	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>Net movement in funds</b>	<u>(26,330)</u>	<u>-</u>	<u>(26,330)</u>	<u>(27,688)</u>
<b>Reconciliation of funds:</b>				
Total funds brought forward	(21,051)	1,654,753	1,633,702	1,661,390
<b>Total funds carried forward</b>	<u>(47,381)</u>	<u>1,654,753</u>	<u>1,607,372</u>	<u>1,633,702</u>