

**Registered Charity No:1086450**  
**Registered Company No: 03910612**  
**(England and Wales)**

**PARK LODGE PROJECT**

**(A Company limited by guarantee)**

**FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED**  
**31 MARCH 2025**

**PARK LODGE PROJECT  
(LIMITED BY GUARANTEE)**

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FINANCIAL STATEMENTS  
FOR THE YEAR ENDED  
31 MARCH 2025**

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**PARK LODGE PROJECT  
(LIMITED BY GUARANTEE)**

**Charity Reference and Administrative Details for the year ended 31 March 2025**

<b>Charity Name:</b>	Park Lodge Project	
<b>Charity Registration Number:</b>	1086450	
<b>Company Registration Number:</b>	03910612	
<b>Registered Office and Operational Address:</b>	2 Central Avenue Clarendon Park Leicester LE2 1TB	
<b>Trustees (and Directors):</b>	David Pollard Nigel Oldman Deborah Lockton Rod Moore Maureen Dover Sarah Oldman Malcolm Pell Sally Birch Jennifer Harding Hema Kotecha	Treasurer to 31 March 2025 Chair Resigned 22 May 2025  Resigned 31 October 2024 Treasurer from 1 April 2025  Appointed 14 November 2024 Appointed 14 November 2024 Appointed 3 July 2025
<b>Management Team:</b>	Edward Bailey Samantha Kozak Gaynor Quilter Helen Miller Michelle Brown	CEO (left November 2024) Acting CEO (Dec 24 to Feb 25) Interim CEO (from January 2025) Estates Manager Registered Service Manager
<b>Senior Statutory Auditor:</b>	Anilkumar Tailor Celerica Ltd, Chartered Certified Accountants The Old Chapel, 9A Kempson Road Leicester LE2 8AN	
<b>Bankers:</b>	National Westminster 1 Granby Street Leicester LE1 6EJ	

**PARK LODGE PROJECT  
(LIMITED BY GUARANTEE)**

**TRUSTEES ANNUAL REPORT (INCLUDING DIRECTOR'S REPORT)  
FOR THE YEAR ENDED 31ST MARCH 2025**

The trustees present their report and financial statements of the charity for the year ended 31 March 2025. The trustees have adopted the provisions of the Statement of Recommended Practice (SORP) "Accounting and Reporting by Charities" (FRS102) in preparing the annual financial statements of the charity.

The financial statements have been prepared in accordance with the accounting policies set out in the notes to the accounts and comply with the charity governing document, the Charities Act 2011 and Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland Published in October 2019 (second edition).

**Trustees of the Charity**

The directors of the charitable company are also its trustees for the purpose of charitable law. The trustees who have served during the year and since the year end are as follows:

Rod Moore		Sarah Oldman	Treasurer from 1.4.2025
David Pollard	Treasurer to 31.3.2025	Malcolm Pell	
Nigel Oldman	Chair	Jennifer Harding	Appointed 14.11.2024
Deborah Lockton	Resigned 22.5.2025	Sally Birch	Appointed 14.11.2024
Maureen Dover	Resigned 31.10.2024	Hema Kotecha	Appointed 03.07.2025

**Objectives and Activities**

Park Lodge Project aims to empower young people to develop the skills to live independently through the provision of supported housing. We will do this by ensuring:

- 1 Every young person applying for accommodation gets fair and equal access.
- 2 All our staff are DBS checked and we have a clear Safeguarding Policy which is regularly monitored and updated.
- 3 All our staff have the necessary skills, knowledge and attitude to deliver the standard of service that we strive for.
- 4 Our accommodation is fit for purpose and we strive to improve the standard wherever possible.
- 5 We identify and apply, where possible, for local, regional and national funding opportunities that will further support and develop our work with young people.
- 6 Every young person has an individual support plan that identifies their health, education, training/employment needs and opportunities.

**PARK LODGE PROJECT  
(LIMITED BY GUARANTEE)**

**TRUSTEES ANNUAL REPORT (INCLUDING DIRECTOR'S REPORT)  
FOR THE YEAR ENDED 31ST MARCH 2025 (CONTINUED)**

**Objectives and Activities (Continued)**

The aims of Park Lodge Project

- \* Reduce homelessness, repeat homelessness and risks of homelessness within the city, including offering advice, guidance and support.
- \* Offer safe and nurturing accommodation, providing a stable living experience to those in need primarily young people.
- \* Support service users to develop positive relationships and gain life skills to live independently and maintain tenancies.

**Public Benefit Statement**

The Trustees have considered the general guidance on public benefit issued by the Charities Commission and have taken due regard of that guidance. The Trustees consider they are satisfied that the charity's activities do provide a wide public benefit.

**Strategic Report**

**Achievements and Performance**

The main areas of charitable activity are the provision of supported accommodation, advice and information in housing related support, life skills, education and training and resettlement of homeless young people.

Funding for the Project is through commissioned bed spaces by Leicester City and other Authorities' Children and Young People's Services, Housing Benefit, young people's contributions, grants and donations.

We provided support to a total of 92 young people. We successfully welcomed 69 new young people across our two Hubs, with 33 joining Hinckley Road Hub and 36 at the Central Avenue Hub.

Our focus on positive outcomes has been a great success, with 43 young people making a positive move into independent accommodation. These positive move-ons included young people transitioning into their own independent accommodation, rebuilding relationships with family to return home, and moving on to attend university.

There were 20 negative move-ons. Our team remains committed to understanding and addressing the factors behind these outcomes. In all cases, young people who experienced a negative move-on received support to find alternative accommodation.

In addition to our core housing support, we have been dedicated to enriching the lives of young people through various activities and celebrations. We hosted 14 summer activities, organised 6 cultural celebrations, and marked 19 national days throughout the year, providing valuable opportunities for community building and personal development and growth.

**PARK LODGE PROJECT  
(LIMITED BY GUARANTEE)**

**TRUSTEES ANNUAL REPORT (INCLUDING DIRECTOR'S REPORT)  
FOR THE YEAR ENDED 31ST MARCH 2025 (CONTINUED)**

**Financial Review**

During the year, the charity made a net surplus of £147,393 (2024: £98,060).

This year we were delighted to open our employment house on Imperial Avenue due to the generosity of The Abstract Foundation. We have handed back Beatrice Road and refurbished Knighton Fields Road. We continue to build our property portfolio of leased and owned homes.

**Reserves Policy**

The Trustees have examined the charity's requirements for reserves in light of the risks to the organisation. It has established a policy whereby the reserves are invested at National Westminster Bank in a high interest deposit account. The level of reserves have remained steady despite the heavy repairs and refurbishment of the Hinckley Road property. The Trustees have prioritised the need to build up cash reserves to equate to 6-8 months average running costs of the Project and seek additional sources of funding should the Project lose its current funding sources. The Trustees consider that this is a prudent measure to take place should existing activities be curtailed.

The charity's unrestricted reserves at the end of the financial year stood at £1,197,406 (2024: £1,200,428). Of this £432,842 (2024: £469,018) has been allocated to various designated funds, and £150,415 (2024: £nil) is held in restricted funds. This leaves £764,564 (2024: £731,410) of unrestricted funds.

The trustees are continually seeking for other funding to facilitate reserves to cover approximately 6 - 8 months total expenditure. At the year end the charity had approximately 4 months of expenditure held in unrestricted reserves. The policy is a rolling policy reviewed annually in view of the risks linked with the properties and the potential legislative changes that can be implemented at any given time.

**Plans for Future Periods**

The charity plans to continue the activities outlined above in the forthcoming years subject to the continuance of satisfactory funding arrangements. We have continued to develop the purchased properties and enhance our financial stability. Current developments are centred on the West End of Leicester, where property is significantly cheaper than in Clarendon Park.

From April 2022, Park Lodge Project became the Trustee of St Michael's Housing Trust, a registered charity (number 504340) and registered with Social Housing (number H1416). Our plan is to continue to develop these properties as we have young people using these properties.

We are also considering the purchase of our long established hubs in Central Avenue. This would be a great achievement for the charity as we have operated from here for many years.

**PARK LODGE PROJECT  
(LIMITED BY GUARANTEE)**

**TRUSTEES ANNUAL REPORT (INCLUDING DIRECTOR'S REPORT)  
FOR THE YEAR ENDED 31ST MARCH 2025 (CONTINUED)**

**Structure, Governance & Management**

**Governing Document**

The organisation is a charitable company limited by guarantee, incorporated on 20<sup>th</sup> January 2000 and registered as a charity on 3rd May 2001. The company was established under a Memorandum of Articles which established the objects and powers of the charitable company and is governed under its Articles of Association. In the event of the company being wound up members are required to contribute an amount not exceeding £10.

The directors of the company are also charity trustees for the purposes of charity law and under the company's Articles of Association.

One third of the trustees or a minimum of three are required to stand for re-election at each Annual General Meeting on a rotating basis.

Due to the nature of the objectives of the Project much of the charity's work focuses upon young people. The Trustees seek to ensure that the needs of this group are appropriately reflected through the diversity of the trustee board. To enhance the potential pool of trustees, the charity seeks to identify young people who have been homeless and would be willing to become trustees and use their own experiences to assist the charity.

The more traditional business skills are well represented by the Trustees. In an effort to maintain a broad mix of skills, Trustees are requested to provide a list of their skills and in the event of particular skills being lost due to retirement, individuals are approached to offer themselves for election as Trustees.

Most trustees are familiar with the practical work of the charity as the charity has worked in partnership with them in a variety of fields to enhance the support provision provided to the young people.

New trustees are invited and encouraged to attend an induction course to familiarise themselves with the charity and the context within which it operates. This is led by the Chief Executive Officer and overseen by the Chair of the Trustees and covers:

- 1 A tour of all of the Project's properties.
- 2 The obligations of the Trustees.
- 3 The policies and procedures and other documents including the Memorandum and Articles of Association.
- 4 Resourcing and the current financial position as set out in the latest published accounts.
- 5 Future plans and objectives.
- 6 Information Pack

Further information is provided in a pack prepared from various Charity Commission documents and the Charity Commission's website guide 'An Essential Trustee'.

Additional training, if required, is sourced and paid for by the Project or delivered by the Chief Executive Officer.

**PARK LODGE PROJECT  
(LIMITED BY GUARANTEE)**

**TRUSTEES ANNUAL REPORT (INCLUDING DIRECTOR'S REPORT)  
FOR THE YEAR ENDED 31ST MARCH 2025 (CONTINUED)**

**Risk Management**

The Trustees have now adopted a new risk mapping matrix that covers all aspects of the charity's work and forms part of a focused discussion at each board of Trustee meeting.

During the year we have reviewed and updated our financial procedures and introduced a business contingency plan.

As part of our ongoing governance to ensure quality and consistency, we have introduced a planned schedule for reviewing our policies on a systematic basis.

**Organisational Structure**

Park Lodge Project currently has 8 Trustees who meet quarterly and are responsible for the strategic direction of the charity, the scrutiny of the strategy and support of people and reputation of the the charity. The trustees come from a variety of professional backgrounds relevant to the work of the charity.

The charity has a Finance Sub-Committee who meet quarterly, a Fundraising Committee, and various adhoc task and finish groups. In the year to 31 March 2025, this has included a committee to support with OFSTED registration.

The day to day responsibility for the provision of services is delegated to the Chief Executive Officer, who is supported by the Registered Service Manager and Estates Manager. There are Key Performance Indicators for all services, and a monthly managers' meeting that provides support and challenge to ensure accountability and compliance.

We have service managers for the Central Avenue and Hinckley Road Hubs, providing care and support to young people through the line management of support staff.

Our Referral & Allocations and Housing Management Team ensure compliance with our legal obligations.

**Partnership Working**

To enable the charity to achieve its charitable objectives, the charity operates within local and national guidelines. At a national level the Project is steered by the Department of Housing, Communities and Local Government strategy to reduce homelessness. We are in the process of registering with OFSTED. At a local level the Project works within Leicester City's Homelessness Strategy and the Leicester City and Leicestershire County Council's Children and Young People's Services guidelines. Park Lodge Project continues to establish and improve links with other organisations, local authorities elsewhere in the country, and the community to identify policy development and prospective funding opportunities to improve services to all service users.



**PARK LODGE PROJECT  
(LIMITED BY GUARANTEE)**

**TRUSTEES ANNUAL REPORT (INCLUDING DIRECTOR'S REPORT)  
FOR THE YEAR ENDED 31ST MARCH 2025 (CONTINUED)**

**Statement of Trustees' Responsibilities**

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

Company law requires the trustees to prepare financial statements for each financial year, which give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources of the charitable company for the year.

In preparing those 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 2019 (FRS 102);
- \* make judgements 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;
- \* prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in operation.

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the company and to 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.

In so far as we are aware:

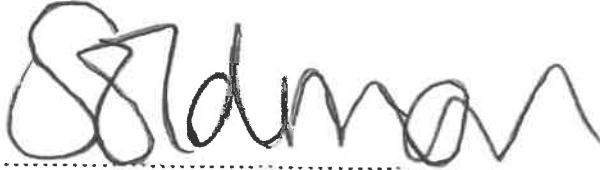
- \* There is no relevant audit information of which the charitable company's auditor is unaware and
- \* the trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditor is unaware of that information.

**PARK LODGE PROJECT  
(LIMITED BY GUARANTEE)**

**TRUSTEES ANNUAL REPORT (INCLUDING DIRECTOR'S REPORT)  
FOR THE YEAR ENDED 31ST MARCH 2025 (CONTINUED)**

This report has been prepared in accordance with the Statement of Recommended Practice Accounting and Reporting by Charities 2019 (FRS 102) and in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

Approved by the trustees and signed on their behalf by:

A handwritten signature in dark ink, appearing to read 'S Oldman', written over a horizontal dotted line.

Mrs Sarah Oldman

Dated: 13.11.25

**PARK LODGE PROJECT  
(LIMITED BY GUARANTEE)**

**INDEPENDENT AUDITOR'S REPORT  
TO THE MEMBERS OF PARK LODGE PROJECT  
FOR THE YEAR ENDED 31 MARCH 2025**

**Opinion**

We have audited the financial statements of Park Lodge Project (the 'charitable company') for the year ended 31 March 2025 which comprise The Statement of Financial Activities, Balance Sheet, Cashflow Statement and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 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 charitable company's affairs as at 31 March 2025, and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- \* have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; 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 responsibilities for the audit of the financial statements section of our report. We are independent of the charitable company 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 evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

**Conclusions relating to going concern**

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charitable company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

**PARK LODGE PROJECT  
(LIMITED BY GUARANTEE)**

**INDEPENDENT AUDITOR'S REPORT  
TO THE MEMBERS OF PARK LODGE PROJECT  
FOR THE YEAR ENDED 31 MARCH 2025 (CONTINUED)**

**Other information**

The other information comprises the information included in the trustees annual report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. 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 course of 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 this gives rise to a material misstatement in the financial statements themselves. 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' report (incorporating the directors' report) for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- \* the directors' report has been prepared in accordance with applicable legal requirements.

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

In the light of the knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report.

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 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 directors' remuneration specified by law are not made; or
- \* we have not received all the information and explanations we require for our audit; or
- \* the trustees were not entitled to prepare the financial statements in accordance with the small companies' regime and take advantage of the small companies' exemptions in preparing the directors' report.

**PARK LODGE PROJECT  
(LIMITED BY GUARANTEE)**

**INDEPENDENT AUDITOR'S REPORT  
TO THE MEMBERS OF PARK LODGE PROJECT  
FOR THE YEAR ENDED 31 MARCH 2025 (CONTINUED)**

**Responsibilities of trustees**

As explained more fully in the trustees' responsibilities 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, 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 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 the trustees either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

**Auditor 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 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.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

We gained an understanding of the legal and regulatory framework applicable to the company and the industry in which it operates and, considered the risk of acts by Management which were contrary to applicable laws and regulations, including fraud.

We made enquiries of the Directors to obtain further understanding of risks of non-compliance.

We focused on laws and regulations that could give rise to a material misstatement in the financial statements.

Our tests included, but were not limited to:

- \* obtaining an understanding of the applicable legal and regulatory framework and how the board is complying with that framework;
- \* assessing the susceptibility of the financial statements to material misstatement, including how fraud might occur;
- \* identifying which laws and regulations are significant in the context of the board;
- \* enquiries of management regarding known or suspected instances of non-compliance with laws and regulations;
- \* reviewing the journals to ensure they have been applied correctly

**PARK LODGE PROJECT  
(LIMITED BY GUARANTEE)**

**INDEPENDENT AUDITOR'S REPORT  
TO THE MEMBERS OF PARK LODGE PROJECT  
FOR THE YEAR ENDED 31 MARCH 2025 (CONTINUED)**

**Auditor responsibilities for the audit of the financial statements (Continued)**

- \* review of minutes of the Board meetings throughout the year;
- \* obtaining an understanding of the control environment in place to prevent and detect irregularities;
- \* agreement of the financial statement disclosures to underlying supporting documentation; and
- \* considering whether the audit team collectively has the appropriate competence and capabilities to identify or recognise non-compliance with laws and regulations.

Our audit procedures were designed to respond to risks of material misstatement in the financial statements, recognising that the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery, misrepresentations or through collusion.

There are inherent limitations in the audit procedures performed and the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements, the less likely we are to become aware of it.

A further description of our responsibilities is available on the FRC's website at: <https://www.frc.org.uk/auditors/audit-assurance/auditor-s-responsibilities-for-the-audit-of-the-fi/description-of-the-auditor%E2%80%99s-responsibilities-for> This description forms part of our auditor's report.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

**Use of our report**

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 the charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.



ANILKUMAR TAILOR (SENIOR STATUTORY AUDITOR)  
FOR AND ON BEHALF OF CELERICA LIMITED (STATUTORY AUDITOR)  
FIRST FLOOR  
THE OLD CHAPEL  
9A KEMPSON ROAD  
LEICESTER  
LE2 8AN

Dated: 14 / 11 / 25

**PARK LODGE PROJECT  
(LIMITED BY GUARANTEE)**

**STATEMENT OF FINANCIAL ACTIVITIES  
FOR THE YEAR ENDED 31 MARCH 2025  
(including income and expenditure account)**

		<u>2025</u>	<u>2025</u>	<u>2025</u>	<u>2025</u>	<u>2024</u>
			<u>Unrestricted</u>			
Note		<u>Unrestricted</u>	<u>Designated</u>	<u>Restricted</u>	<u>Total</u>	<u>Total</u>
		<u>Funds</u>	<u>Funds</u>	<u>Funds</u>	<u>Funds</u>	<u>Funds</u>
		<u>£</u>	<u>£</u>	<u>£</u>	<u>£</u>	<u>£</u>
<b>Income and endowments</b>						
Voluntary income	2	31,360	-	197,000	228,360	21,489
Charitable activities	3	2,171,314	-	-	2,171,314	1,821,237
Investment income	4	20	-	-	20	18
<b>Total Income and endowments</b>		<b>2,202,694</b>	<b>-</b>	<b>197,000</b>	<b>2,399,694</b>	<b>1,842,744</b>
<b>Expenditure on:</b>						
Raising funds		-	-	-	-	-
Charitable activities	5	2,205,716	-	46,585	2,252,301	1,744,684
<b>Total expenditure</b>		<b>2,205,716</b>	<b>-</b>	<b>46,585</b>	<b>2,252,301</b>	<b>1,744,684</b>
<b>Net (deficit) income</b>		<b>(3,022)</b>	<b>-</b>	<b>150,415</b>	<b>147,393</b>	<b>98,060</b>
<b>Transfer between funds</b>		<b>36,176</b>	<b>(36,176)</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Net movements in funds</b>		<b>33,154</b>	<b>(36,176)</b>	<b>150,415</b>	<b>147,393</b>	<b>98,060</b>
<b>Reconciliation of funds:</b>						
Total funds brought forward		731,410	469,018	-	1,200,428	1,102,368
<b>Total funds carried forward</b>		<b>764,564</b>	<b>432,842</b>	<b>150,415</b>	<b>1,347,821</b>	<b>1,200,428</b>

All figures relate to continuing operations.

There were no recognised gains or losses for the current or previous period other than as stated above.  
The movement in funds is due to the net incoming resources for the year.

The notes on pages 16 to 23 form part of these accounts

**PARK LODGE PROJECT  
(LIMITED BY GUARANTEE)  
Registered company number 03910612**

**BALANCE SHEET AS AT 31 MARCH 2025**

		<u>2025</u>	<u>2024</u>
	Note	£	£
<b>FIXED ASSETS</b>	12	1,369,695	1,370,225
<b>CURRENT ASSETS</b>			
Debtors & prepayments	13	437,358	309,430
Cash at bank		136,177	98,477
Cash in hand		674	33
		<u>574,209</u>	<u>407,940</u>
<b>CURRENT LIABILITIES</b>			
Creditors	14	<u>163,866</u>	<u>120,998</u>
		<u>163,866</u>	<u>120,998</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		410,343	286,942
Creditors: amounts falling due after one year	15	(432,217)	(456,739)
<b>NET ASSETS</b>		<u><u>1,347,821</u></u>	<u><u>1,200,428</u></u>
<b>FUNDS</b>			
Unrestricted	18	764,564	731,410
Designated	18	432,842	469,018
Restricted	18	<u>150,415</u>	<u>-</u>
		<u><u>1,347,821</u></u>	<u><u>1,200,428</u></u>

Approved by the Management Committee on 13 November 2025 and signed on its behalf by:



..... Sarah Oldman

The notes on pages 16 to 23 form part of these accounts



**PARK LODGE PROJECT**  
**(LIMITED BY GUARANTEE)**  
Registered company number 03910612

**CASHFLOW STATEMENT AS AT 31 MARCH 2025**

	<u><b>2025</b></u>	<u><b>2024</b></u>
	<b>£</b>	<b>£</b>
<b>Cash flow from operating activities</b>		
Net movement in funds	147,393	98,060
Depreciation of tangible fixed assets	2,519	1,116
(Increase) in debtors	(127,928)	(195,773)
Increase in creditors	40,579	36,143
Bank interest received	(20)	(18)
Bank interest paid	30,911	33,139
	<hr/>	<hr/>
<b>Net cash flow from operating activities</b>	<b>93,454</b>	<b>(27,333)</b>
	<hr/>	<hr/>
<b>Cash flow from investing activities</b>		
Purchase of tangible fixed assets	(1,989)	(4,599)
Interest received	20	18
	<hr/>	<hr/>
<b>Net cash flow from investing activities</b>	<b>(1,969)</b>	<b>(4,581)</b>
	<hr/>	<hr/>
<b>Cash flow from financing activities</b>		
Repayment of long term loans	(22,233)	(19,696)
Interest paid	(30,911)	(33,139)
	<hr/>	<hr/>
<b>Net cash flow from financing activities</b>	<b>(53,144)</b>	<b>(52,835)</b>
	<hr/>	<hr/>
<b>Net increase (decrease) in cash and cash equivalents</b>	<b>38,341</b>	<b>(84,749)</b>
<b>Cash and cash equivalents at 1 April 2024</b>	<b>98,510</b>	<b>183,259</b>
	<hr/>	<hr/>
<b>Cash and cash equivalents at 31 March 2025</b>	<b>136,851</b>	<b>98,510</b>
	<hr/>	<hr/>
<b>Cash and cash equivalents consists of:</b>		
Cash at bank and in hand	136,851	98,510
	<hr/>	<hr/>
<b>Cash and cash equivalents at 31 March 2025</b>	<b>136,851</b>	<b>98,510</b>
	<hr/>	<hr/>

**PARK LODGE PROJECT  
(LIMITED BY GUARANTEE)**

**NOTES TO THE ACCOUNTS  
FOR THE YEAR ENDED 31 MARCH 2025**

**1 Accounting Policies**

**1. Summary of significant accounting policies**

**a General information and basis of preparation**

Park Lodge Project is a registered charity in England and Wales and also a company that is limited by guarantee. In the event of the charity being wound up, the liability in respect of the guarantee is limited to £10 per member of the Charity. The address of the charity's registered office is given on page 1 of these financial statements. The nature of the charity's operations and principal activities are detailed on page 2-3 of these financial statements.

The charity constitutes a public benefit entity as defined by FRS 102. The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland issued in October 2019, the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102), the Charities Act 2011, the Companies Act 2006 and UK Generally Accepted Accounting practice.

The financial statements have been prepared to give a "true and fair" view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a "true and fair" view. This departure has involved following the Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland issued in October 2019 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

The financial statements are prepared on a going concern basis under the historical cost convention, modified to include certain items at fair value where considered necessary. The financial statements are presented in sterling which is the functional currency of the charity and rounded to the nearest pound.

**b Funds**

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

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

**PARK LODGE PROJECT  
(LIMITED BY GUARANTEE)**

**NOTES TO THE ACCOUNTS  
FOR THE YEAR ENDED 31 MARCH 2025 (CONTINUED)**

**1 Accounting Policies (Continued)**

**1. Summary of significant accounting policies (Continued)**

**b Funds (Continued)**

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the charity for particular purposes. The cost of raising and administering such funds are charged against the specific fund. The aim and use of each restricted fund is set out in the notes to the financial statements.

**c Income recognition**

All incoming resources are included in the Statement of Financial Activities (SoFA) when the charity is legally entitled to the income after any performance conditions have been met, the amount can be measured reliably and it is probable that the income will be received.

For donations to be recognised the charity will have been notified of the amounts and the settlement date in writing. If there are conditions attached to the donation and this requires a level of performance before entitlement can be obtained then income is deferred until those conditions are fully met or the fulfilment of those conditions is within the control of the charity and it is probable that they will be fulfilled.

Donated facilities and donated professional services are recognised in income at their fair value when their economic benefit is probable, it can be measured reliably and the charity has control over the item. Fair value is determined on the basis of the value of the gift to the charity. A corresponding amount is recognised in expenditure.

No amount of time is included in the financial statements for volunteer time in line with SORP FRS (102). Further detail is given in the Trustees Annual Report.

Where practicable, gifts in kind donated for distribution to the beneficiaries of the charity are included in stock and donations in the financial statements upon receipt. If it is impracticable to assess the fair value at receipt or if the costs to undertake such a valuation outweigh any benefits then the fair value is recognised as a component of donations when it is distributed and an equivalent amount recognised as charitable expenditure.

Gifts in kind donated for resale are included at fair value, being the expected proceeds from sale less the expected cost of the sale. Where it is impracticable to fair value items due to the volume of low value items they are not recognised in the financial statements until sold.

Fixed assets gifts in kind are recognised when receivable and are included at fair value. They are not deferred over the life of the asset.

**PARK LODGE PROJECT  
(LIMITED BY GUARANTEE)**

**NOTES TO THE ACCOUNTS  
FOR THE YEAR ENDED 31 MARCH 2025 (CONTINUED)**

**1 Accounting Policies (Continued)**

**1. Summary of significant accounting policies (Continued)**

**c Income recognition (Continued)**

For legacies, entitlement is the earlier of the charity being notified of an impending distribution or the legacy being received. At this point income is recognised. On occasion, legacies will be notified to the charity however it is not possible to measure the amount expected to be distributed on these occasions, the legacy is treated as a contingent asset and disclosed.

Income from trading activities includes income earned from fundraising events and trading activities to raise funds for the charity. Income is received in exchange for supplying goods and services in order to raise funds and is recognised when entitlement has occurred.

Investment income is earned through holding assets for investment purposes such as interest. Interest income is recognised using the effective interest method. Any dividend and rent income is recognised as the charity's right to receive payment is established.

**d Expenditure recognition**

All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category. Expenditure is recognised where there is a legal or constructive obligation to make payments to third parties, it is probable that the settlement will be required and the amount of the obligation can be measured reliably. It is categorised under the following headings:

- Cost of raising funds
- Expenditure on charitable activities

Irrecoverable VAT is charged as an expense against the activity for which the expenditure arose.

**e Support costs allocation**

Support costs are those that assist the work of the charity but do not directly represent charitable activities and include office costs, governance costs and administrative costs. They are incurred directly in support of expenditure on the objects of the charity.

Fundraising costs are those incurred in seeking voluntary contributions and do not include the costs of disseminating information in support of the charitable activities.

The analysis of these costs is included in note 6.

**PARK LODGE PROJECT  
(LIMITED BY GUARANTEE)**

**NOTES TO THE ACCOUNTS  
FOR THE YEAR ENDED 31 MARCH 2025 (CONTINUED)**

**1 Accounting Policies (Continued)**

**1. Summary of significant accounting policies (Continued)**

**f Tangible fixed assets**

The accounting policy seeks to capitalise such fixed assets that are of continued use to the and administration of the Charity and provides depreciation thereon as follows:

Freehold Properties	Not Depreciated
Improvement to Freehold Properties	Not Depreciated
Computer Equipment	- 33.33% on cost
Fixtures & Fittings	- 25% on cost

The freehold property and improvements have not been depreciated since it is the opinion of the trustees that it's market value is in excess of its book value and they are maintained to a good standard. The Companies Act 2006 and FRS102 requires depreciation to be charged on all tangible fixed assets, but in the opinion of the trustees' the valuation as stated provides a true and fair view.

Assets that relate to direct charitable expenditure for residents continue to be written off at the time of purchase. These items will continue to have very little residual value.

**g Provisions**

Provisions are recognised when the charity has an obligation at the balance sheet date as a result of a past event, It is probable that an outflow of economic benefits will be required in settlement and the amount can be reliably estimated.

**h Leases**

Rentals payable or receivable under operating leases are charged to the SoFA on a straight line basis over the period of the lease.

**i Taxation**

No provision has been made for taxation as the charity's charitable status renders it exempt from UK direct taxation.

**j Going concern**

The financial statements have been prepared on a going concern basis as the trustees believe that no material uncertainties exist. The trustees have considered the level of funds held and the expected level of income and expenditure for 12 months from authorising these financial statements. The budgeted income and expenditure is sufficient with the level of reserves for the charity to be able to continue as a going concern.

**PARK LODGE PROJECT  
(LIMITED BY GUARANTEE)**

**NOTES TO THE ACCOUNTS  
FOR THE YEAR ENDED 31 MARCH 2025 (CONTINUED)**

<b>2 Voluntary income</b>		<b><u>2025</u></b>	<b><u>2024</u></b>
Landlaid Refurbishment Grant	Restricted	-	5,500
The National Lottery - Green Room Project	Restricted	-	9,960
Leicester City Council	Restricted	-	5,000
CentrePoint-More Than a Roof	Restricted	9,800	-
The Abstract Fund	Restricted	187,200	-
Sundry donations	Unrestricted	1,805	1,029
Miscellaneous	Unrestricted	29,555	-
		<u>228,360</u>	<u>21,489</u>

Voluntary income was £228,360 (2024: £21,489). £197,000 (2024: £20,460) of this income was of a restricted nature.

<b>3 Charitable activities income</b>		<b><u>2025</u></b>	<b><u>2024</u></b>
Housing benefits / rents / commissioning		2,171,314	1,821,237
		<u>2,171,314</u>	<u>1,821,237</u>

Income from charitable activities was £2,171,314 (2024: £1,821,237). All unrestricted

<b>4 Investment income</b>		<b><u>2025</u></b>	<b><u>2024</u></b>
Bank interest received		20	18

Investment income was £20 (2024: £18). All of these were unrestricted.

<b>5 Charitable activities expenditure</b>			
<b>Provide supported housing</b>		<b><u>2025</u></b>	<b><u>2024</u></b>
Activities undertaken directly		903,662	728,236
Salaries & Agency costs for resident support		1,226,407	922,250
Support costs		122,232	94,198
		<u>2,252,301</u>	<u>1,744,684</u>

£2,247,975 (2024: £1,724,224) of the above costs were related to unrestricted funds.

£46,585 (2024: £20,460) of these costs were related to restricted funds.

<b>6 Allocation of support costs</b>		<b><u>Provide Supported Housing 2025</u></b>	<b><u>Provide Supported Housing 2024</u></b>
Governance		59,771	41,912
Travelling		10,415	3,960
Telephone		18,616	14,802
Mortgage interest		30,911	32,408
Depreciation		2,519	1,116
		<u>122,232</u>	<u>94,198</u>

**PARK LODGE PROJECT  
(LIMITED BY GUARANTEE)**

**NOTES TO THE ACCOUNTS  
FOR THE YEAR ENDED 31 MARCH 2025 (CONTINUED)**

<b>7 Governance Costs</b>	<b><u>2025</u></b>	<b><u>2024</u></b>
Advertising	300	-
Auditor's remuneration	7,977	4,860
Professional fees	50,509	36,273
Bank charges	985	779
	<u>59,771</u>	<u>41,912</u>

**8 Trustees Expenses**

There were no trustees expenses during the year. (2024: £Nil)

<b>9 Net Income</b>	<b><u>2025</u></b>	<b><u>2024</u></b>
This is stated after charging:		
Auditor's remuneration	<u>7,977</u>	<u>4,200</u>

<b>10 Wages and Salaries</b>	<b><u>2025</u></b>	<b><u>2024</u></b>
Wages & salaries	1,075,564	839,874
Social security	94,174	72,439
Agency staff	56,669	9,938
	<u>1,226,407</u>	<u>922,251</u>

	<b><u>2025</u></b>	<b><u>2025</u></b>	<b><u>2024</u></b>	<b><u>2024</u></b>
	Number	Full time Equivalent	Number	Full time Equivalent
Average number of employees	<u>60</u>	<u>44</u>	<u>45</u>	<u>36</u>

All staff are employed by the charity or through agencies. No employees earned more than £60,000 during the two years ended 31 March 2025.

**11 Operating Lease Commitments**

Total minimum payments under operating leases are:	<b><u>2025</u></b>	<b><u>2024</u></b>
Within one year	229,530	238,424
Within 2 - 5 years	315,234	300,850
	<u>544,764</u>	<u>539,274</u>

**PARK LODGE PROJECT  
(LIMITED BY GUARANTEE)**

**NOTES TO THE ACCOUNTS  
FOR THE YEAR ENDED 31 MARCH 2025 (CONTINUED)**

<b>12 Fixed Assets</b>	<u>Freehold Property</u>	<u>Property Improvements</u>	<u>Computer Equipment</u>	<u>Fixtures &amp; Fittings</u>	<u>Total</u>
<b>COST:</b>					
As at 1 April 2024	720,166	644,752	24,269	6,878	1,396,065
Additions	-	1,509	480	-	1,989
As at 31 March 2025	720,166	646,261	24,749	6,878	1,398,054
<b>DEPRECIATION:</b>					
As at 1 April 2024	-	-	23,137	2,703	25,840
Charge for the year	-	-	890	1,629	2,519
As at 31 March 2025	-	-	24,027	4,332	28,359
<b>NET BOOK VALUE:</b>					
As at 31 March 2025	720,166	646,261	722	2,546	1,369,695
As at 1 April 2024	720,166	644,752	1,132	4,175	1,370,225
<b>13 Debtors</b>			<b><u>2025</u></b>	<b><u>2024</u></b>	
Rents receivable			289,656	230,559	
Intercompany balance			73,366	1,632	
Sundry debtors & prepayments			74,336	77,239	
			437,358	309,430	
<b>14 Creditors: Amounts falling due within one year</b>			<b><u>2025</u></b>	<b><u>2024</u></b>	
Sundry creditors & accruals			149,298	108,719	
Loans & mortgages			14,568	12,279	
			163,866	120,998	
<b>15 Creditors: Amounts falling due after one year</b>			<b><u>2025</u></b>	<b><u>2024</u></b>	
Loans & mortgages			432,217	456,739	
			432,217	456,739	
<b>16 Loans</b>			<b><u>2025</u></b>	<b><u>2024</u></b>	
<b>An analysis of the maturity of loans is given below:</b>					
Amounts falling due within one year:					
Loans & Mortgages			14,568	12,278	
Amounts falling due between one and two years:					
Loans & Mortgages			15,868	14,568	
Amounts falling due between two and five years:					
Loans & Mortgages			64,817	62,444	
Amounts falling in more than five years:					
Loans & Mortgages			351,532	379,728	
Total			446,785	469,018	



**PARK LODGE PROJECT  
(LIMITED BY GUARANTEE)**

**NOTES TO THE ACCOUNTS  
FOR THE YEAR ENDED 31 MARCH 2025 (CONTINUED)**

**17 Secured Debts**

The loans and mortgages are secured by the two properties owned by the charity.

**18 Movements in Funds**

	<u>01-Apr 2024</u>	<u>Incoming Resources</u>	<u>Outgoing Resources</u>	<u>Transfers</u>	<u>31-Mar 2025</u>
<b>Unrestricted Funds</b>					
General Fund	731,410	2,202,694	(2,205,716)	36,176	764,564
Designated Property	469,018	-	-	(36,176)	432,842
<b>Restricted Funds</b>					
More than a Roof	-	9,800	(1,183)	-	8,617
The Abstract Fund	-	187,200	(45,402)	-	141,798
	-	197,000	(46,585)	-	150,415
<b>TOTAL FUNDS</b>	<b>1,200,428</b>	<b>2,399,694</b>	<b>(2,252,301)</b>	<b>-</b>	<b>1,347,821</b>

The designated fund represents the loans still due on the two properties owned by the charity

The restricted funds:

More than a Roof      These are restricted funds for spending on the roof at one specific property.  
The Abstract Fund      These are restricted funds to be spent on the refurbishment on another specific property.

**19 Analysis of Net Assets**

	<u>Unrestricted General Funds</u>	<u>Unrestricted Designated Funds</u>	<u>Restricted Funds</u>	<u>Total</u>
Fixed Assets	936,853	432,842	-	1,369,695
Current Assets	423,794	-	150,415	574,209
Total Assets	1,360,647	432,842	150,415	1,943,904
Current liabilities	(163,866)	-	-	(163,866)
Creditors after more than one year	(432,217)	-	-	(432,217)
	<b>764,564</b>	<b>432,842</b>	<b>150,415</b>	<b>1,347,821</b>

**20 Related Party Transactions**

Related party information, transactions and outstanding balances are detailed below:

Park Lodge Project was the sole trustee of St Michael's Housing Trust. A registered charity and registered with the Regulator of Social Housing.

	<u>Income</u>	<u>Expenditure</u>	<u>Owed by Related Party</u>
At 31 March 2025	155,815	84,081	73,366
At 31 March 2024	-	-	1,632

**PARK LODGE PROJECT  
(LIMITED BY GUARANTEE)**

**INCOME AND EXPENDITURE ACCOUNT  
FOR THE YEAR ENDED 31 MARCH 2025**

	2025	2024
<b>Income:</b>		
Housing benefits, rents & commissioning	2,171,314	1,821,237
Grants	197,000	20,460
Donations	1,805	-
Other income	29,555	1,029
Bank interest	20	18
	<u>2,399,694</u>	<u>1,842,744</u>
<b>Expenditure:</b>		
Wages	1,169,738	912,312
Agency staff	56,669	9,938
Training	16,366	12,632
Recruitment	3,426	3,836
Advertising	300	-
Rates	29,764	23,098
Light & heat	125,723	85,071
Insurance	8,321	32,967
Repairs & renewals	125,692	183,833
Household expenses	23,342	12,365
Activity	32,227	23,479
Rent	442,492	280,503
Telephone	18,616	14,802
IT & Computer expenses	65,394	52,606
Audit	7,977	4,860
Printing, postage & stationery	18,861	10,505
Miscellaneous	12,054	6,610
Bank charges	985	779
Professional fees	50,509	36,273
Travel	10,415	3,960
Mortgage & loan interest charges	30,911	33,139
Depreciation	2,519	1,116
	<u>2,252,301</u>	<u>1,744,684</u>
<b>Net Income for the Year</b>	<u>147,393</u>	<u>98,060</u>

This page does form part of the statutory financial statements