

ADDINGTON FUND
TRUSTEES' REPORT
AND
FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2024

Charity Number: 1097092
Company Number: 4654186

ADDINGTON FUND

TRUSTEES AND ADVISORS

| | |
|--------------------------------|---|
| Charity Number: | 1097092 |
| Company Number: | 4654186 |
| Principal & Registered Office: | 9 Barford Exchange Wellesbourne Road Barford Warwickshire CV35 8AQ |
| Trustees: | Mrs Lisa Dibble Mr Simon Mountjoy DFM, FBIAC Mrs Christine Ryder Mr Martin Redfearn FIAgrM (Chairman) Mr Peter Snodgrass MA (Cantab) (Secretary) Mrs Clair Stevens Mrs Emma Murray-Clarke Mr Richard Maunder FRAGS Mr Andrew Ward MBE Mr Thomas Hind |
| Secretary: | Mr Peter Snodgrass MA (Cantab) |
| Fund Director: | Ms Sue English |
| Bankers: | National Westminster Bank Plc 59 Parade Leamington Spa Warwickshire CV32 4BH |
| Auditors: | Luckmans Duckett Parker Limited 1110 Elliott Court Coventry Business Park Herald Avenue Coventry CV5 6UB |
| Solicitors: | Lodders LLP 10 Elm Court Arden Street Stratford upon Avon CV37 6PA |
| Stockbrokers: | Brewin Dolphin 4 th Floor 9 Colmore Row Birmingham B3 2BJ |
| Patron: | HRH The Duchess of Edinburgh GCVO |
| Vice Patrons: | The Rt Hon The Countess Bathurst The Hon Mrs Milly Soames Rt Rev'd John Stroyan M Stoel MA |

ADDINGTON FUND

TRUSTEES' REPORT

The Trustees present their report and the accounts for the year ended 31 March 2024. The financial statements comply with the Charities Act, the Companies Act 2006, the Memorandum and Articles of Association, 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 (FRS102).

Chairman's report

The comprehensive trustees' report speaks for itself.

For my part I would like, above all things, to sing the praises of our staff.

They deal, every day, with weather, human, and livestock health, and many other issues that affect our farming and rural communities. And it is the least fortunate in those communities that we are dedicated to support for, without them, those same communities would be much poorer in many more ways than just financial.

Our small office team punch well above their weight in terms of delivery of support for rural communities. Our core work, for many years, has been the provision of housing for farmers and /or their dependents who lose their homes through no fault of their own – and also for younger families eager to work in rural communities but unable to afford the often high cost of rented property in those areas. This work continues apace, helping to keep rural communities together, and in social good health.

Our recent merger with Forage Aid has created a focus for our disaster relief work for which there is always a demand in isolated cases and, occasionally on a wider scale. We cannot support businesses in difficulty *ad infinitum*, but we can support families by buying time for them to find a solution for themselves to get back on their feet – often with the help and support of our colleagues in the other agricultural charities, with whom we work closely, and to whom we are endlessly grateful for their collaboration and support.

Ultimately it is our small team based at Barford who deliver all of the above and, I am sure, many additional benefits to their own and wider rural communities of which our trustees will never be aware. So, on behalf of all my fellow trustees, I extend sincere thanks to them all for all that they do.

Addington Fund means different things to a wide range of supporters and beneficiaries. For me, it is a small team with the ability to deliver huge benefits to many people, and I feel very privileged to be a small part of the team.

Martin Redfearn
Chairman

Charitable objectives of the Addington Fund

The trustees confirm that they have referred to the guidance contained in the Charity Commissions general guidance on public benefit when reviewing the charity's aims and objectives and planning future activities. The charity's objects are the promotion for the public benefit of rural regeneration in areas of social or economic deprivation, in particular by:-

- (a) The relief of poverty
- (b) The provision of housing for those who are in need provided that such power shall not extend to relieving any local authority or other bodies of a statutory duty to provide or improve housing.

Copies of the Memorandum of Association can be obtained on request.

Public benefit

Strategic Housing Scheme, also known as our Retirement Homes, provides housing for farming families needing to retire from the industry, or who are otherwise obliged to leave due to ill health, bereavement, or other factors beyond

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TRUSTEES' REPORT

their control and, in so doing, will lose their family home.

Affordable Housing Scheme is accessible to anyone working in a rural industry but who struggle to find an affordable property sufficiently close to their place(s) of work, and to farm workers losing their tied cottage at the end of their working life. This part of our property portfolio typically comprises homes built by us on donated land or land purchased at reduced value, or homes bequeathed to the charity. Both housing schemes offer rents which are typically 20% below the average market rate in the area. We currently have properties in Cornwall, Worcestershire, Cumbria and West Wales.

Forage Aid Fund offers short-term financial support in the form of animal feed, fodder or bedding to farming families who are affected by factors – often extreme weather or animal disease events – which are completely outside of their control.

George Stephens Trust Fund is specifically available to those working on farms, or retired farm workers, who find themselves in financial hardship. It provides grants towards essential kitchen and bathroom ‘white goods’, and other home furnishings at the trustees’ discretion.

New Entrant Scheme aims to provide affordable opportunities to enable new entrants to establish their first step on the farming ladder through farms and land donated to the charity.

Review of operations, achievements and performance

The winter of 2023 was the wettest for ten years and we were subject to rain practically every day from bonfire night onwards. This brought challenges to both the arable and livestock sector with winter crops rotting in the ground (if drilling had managed to take place) and livestock farmers running out of bedding later in the spring. Published data from the AHDB indicated the smallest area of wheat had been drilled in the UK since 2020. And it is not just winter wheat that is down.

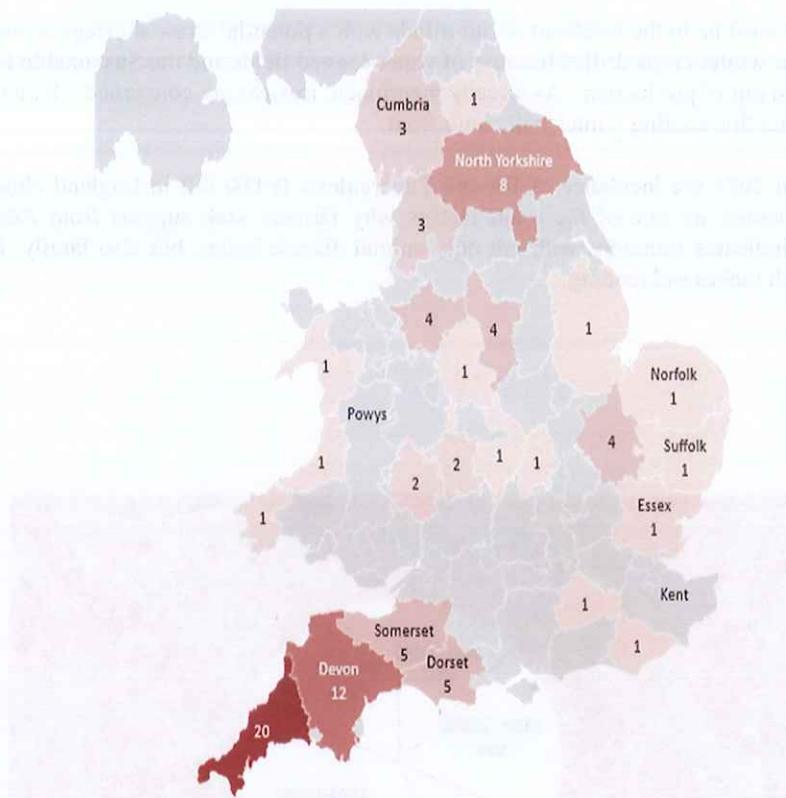
This spring saw an upsurge in requests for help with bedding costs. When there are complications such as Bovine TB, which can restrict movement of cattle, and if the farm business is unable to trade, we have supported with provision of feed, fodder or bedding. Trustees are concerned for livestock sector for the winter of 2024-2025 if we have another prolonged winter.

On a brighter note, our Farm Business Awards, which we have been organising annually for over 10 years in Devon and Cornwall, highlight the quality and ability of the current and our next generation of farmers. Passion and confidence for the industry are demonstrated tangibly at these events and we must hold onto that and be encouraged by it, as we continue to support those who find themselves in challenging situations, through no fault of their own.

Housing - our core work remains housing for the retiring farmer where no provision of housing exists. For the tenanted sector, the barrier to retirement can be the lack of suitable housing and we have been addressing this since 2002. The purchase of housing is costly, and this aspect of our work is financially volatile. Our accounts may show signs of being cash-rich, but a handful of housing applications can change that very quickly. This year, our first and oldest tenant died, having lived in an Addington home for 21 years. She remained in her home until her last couple of months, supported by her family, and helping people to remain in their chosen location post farming is one of the many positives of our housing work.

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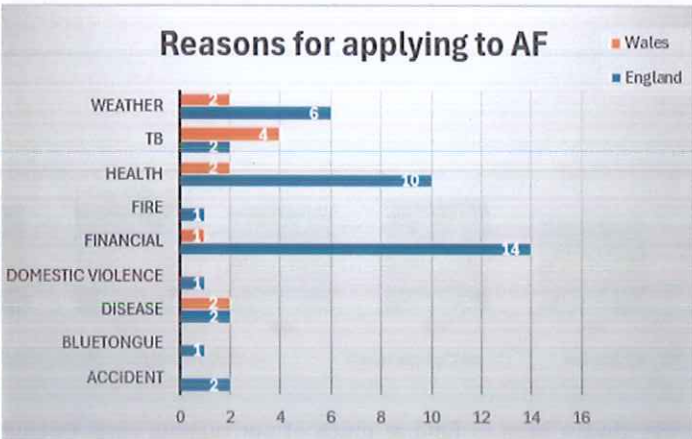
TRUSTEES' REPORT



This map shows the location of Addington homes, since we started providing housing

Disaster Relief (Forage Aid Fund) – in October we linked with the charity Forage Aid, and our disaster relief work is now delivered through our Forage Aid Fund. As I draft this report, coming out of this year’s ‘spring’ we hear of fields still holding water. For those unable to trade, our Forage Aid Fund provides a breathing space through provision of animal feed, bedding and fodder. We all need to consider making ourselves more resilient to extreme patterns of weather, which maybe can’t be called extreme any longer as they appear to be becoming normal. To this end, every applicant to our Forage Aid Fund is encouraged to make use of the free business advice offered by the Future Farm Resilience Fund, in England, or Farming Connect if they farm in Wales and any future support from our charity is dependent upon this.

One thing that all the farming charities comment on is that the problems farmers are facing are becoming more and more complex. *The graph below shows the many reasons that farmers approach us for support:*

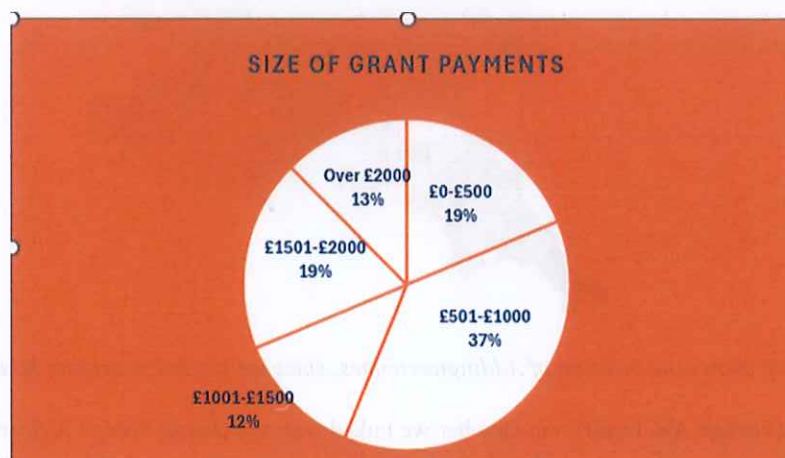


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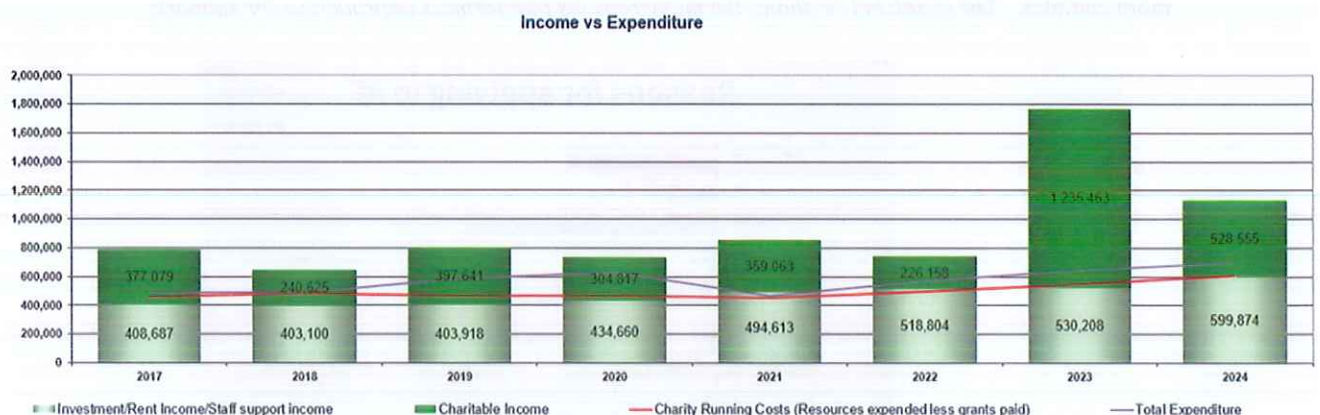
TRUSTEES' REPORT

The winter of 2024/25 must be in the forefront of our minds with a potential straw shortage as many arable farmers were unable to get their winter crops drilled because of water-logged fields and the Sustainable Farming Incentive (SFI) taking arable land out of production. As already mentioned, trustees are concerned where the straw needed for bedding livestock during this coming winter will come from.

It is good news that in 2023 the incidence of Bovine Tuberculosis (bTB) fell in England although cases in Wales have increased. bTB issues are one of the main factors why farmers seek support from Addington. Analysis of received applications indicates situations with not only animal disease issues, but also family, financial and anxiety /stress combined, which makes sad reading.



Legacy Income - As in our last financial year, this year has continued to see an increase in income through legacy giving. All donations are special to us and are treated with respect and gratitude, but to receive a gift from someone in their Will – which usually comes without any pre knowledge, is extra special. The graph below shows the impact of the legacy giving over the last two financial years with the lighter green colour displaying our ‘earned’ income which supports the operational costs of the charity.



Addington’s model has always been to fund as much of our running costs through the income generated from our rents, so that as much of a donation goes towards our cause. This year for every £1 received as a donation, £0.99p has gone towards our charitable work

The Trustees again extend their sincere thanks to all the sponsors and donors who have supported the Addington Fund throughout the year.

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Industry relationships - We continue to work alongside our colleagues from the Farming Community Network, Royal Agricultural Benevolent Institution, and other regional support charities to ensure that no one slips through the net, and if Addington cannot help, we try and find an organisation who can.

We are grateful to the Royal Countryside Fund (RCF) for coordinating the RCF Farm Support Group where we share ideas, learn from each other, and meet annually at Support Group conference.

We receive financial support from so many organisations and trusts – some of whom request to remain anonymous. One I would like to specifically thank in this report is the NFU Mutual Charitable Trust, who continue to be steadfast in their support for Addington, as well as many other rural non-profit organisations.

Financial review

Our balance sheet stands at £16.6m at the year-end. A small but nevertheless welcome uplift of £488k on the previous year. There was a slight reduction in value of some of our homes, but the drop hasn't affected all regions. We use the Nationwide House Price Index to obtain a desktop valuation, with properties professionally valued every 10 years.

Last year, we were fortunate to receive a large legacy which boosted our income and again this year we have been humbled to be the beneficiary of several legacies totalling just under half a million pounds. We always try and find a connection between the benefactor and our charity, and sometimes it is as simple as the fact we supported them with a small grant during the 2001 Foot and Mouth outbreak. In some cases, the link is as tenuous as the donor only *knew* someone we had helped. People can be very generous!

The shows and events we attend and organise bring us publicity, new relationships as well as donations. This year, we have been nominated as 'charity of the year' from many organisations and groups and we do not take this privilege lightly. We are acutely aware that there are many worthy causes out there and I would like to use this annual report to thank everyone who has suggested Addington Fund as their charity for the year.

Our total income this year amounted to £1,110,429 with expenditure at £699,550 and adding on profit of our investment assets makes a net income of £488,020.

Structure, governance, and management

Trustees meet 4 times per year as a board and we have subcommittees responsible for distinct aspects of the charity's work as follows: Marketing and Fundraising committee are responsible for overseeing our charity events and marketing strategy; the Forage Aid Committee take responsibility for our grants activity – supporting working farms in times of hardship and emergency. The Governance and Resource committee take care of governance and risks, and the Housing committee look after all housing relating matters. All subgroups report into the main board of trustees to make recommendations.

In October this year the farming charity, Forage Aid became a linked charity with Addington and all our on-farm disaster relief support is channelled through our Forage Aid Fund. Two of the Forage Aid trustees, Andrew Ward, MBE, and Tom Hind joined our board.

Our Royal Patron, HRH The Duchess of Edinburgh takes an active interest in our work and meets with us at agricultural shows when we are both in attendance.

The Rt Hon The Countess Bathurst, The Hon Mrs Milly Soames and the Right Reverend John Stroyan have again served as Vice-Patrons. We are sincerely grateful to them all.

Trustee appointment, induction and training

The Directors of the Charitable Company are also the Charity Trustees for the purposes of charity law. New trustees are briefed on their legal obligations under Charity and Company law, the contents of the Memorandum and Articles of Association, decision-making processes, the business plan and recent financial performance of the charitable company. During the induction they meet key employees and other trustees. Trustees are encouraged to attend appropriate training events where these will facilitate the undertaking of their role. Indeed, all were offered and attended various online training courses through the year.

Trustees are elected for an initial four-year term and may be elected for up to an additional two periods of three years

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and a total of 10 years. For a serving current Chairman this can be extended.

Trustees are picked according to their skill sets to fill identified gaps in the knowledge of Trustees. It is important to the Fund that there is expertise in the key areas of farming, housing, planning, risk, law, land agency and finance. Furthermore, we need the business skills and compassion to administer and deliver to meet our clearly sighted goals.

Trustees serving during the year

Mrs Lisa Dibble
Mr Peter Jinman OBE BVet Med DipArb (deceased 25 May 2023)
Mr Simon Mountjoy DFM, FBIAC
Mrs Christine Ryder
Mr Martin Redfearn FIAgrM (Chairman)
Mr Peter Snodgrass MA (Cantab) (Secretary)
Mrs Clair Stevens
Mrs Emma Murray-Clarke
Mr Richard Maunder FRAgS
Mr Andrew Ward MBE (appointed 10 May 2023)
Mr Thomas Hind (appointed 10 May 2023)

No Trustee had any financial interest in the charity at any time during the year.

Risk management

The trustees have examined the major strategic, business, and operational risks which the charity faces and confirm that systems have been established to enable regular reports to be produced so that the necessary steps can be taken to lessen these risks.

Insurance

Insurance to cover the charity's Trustees and officers against liabilities in relation to the charity is in place with cover of up to £5m.

Fundraising standards

Addington Fund organises fundraising events at shows and events across the country throughout the year and are registered with Fundraising Regulator the independent regulator of charitable fundraising in England, Wales, and Northern Ireland. We do not use professional fundraisers.

Reserves policy

It is the policy of the charity to maintain unrestricted funds, which are free reserves of the charity. Considering the financial performance of the Fund over the last twenty-two years the Trustees consider a level of £100,000 to be prudent. This provides an adequate contingency to cover management and administration and support costs. Unrestricted funds above this level are designated for the Addington Fund Strategic Housing Scheme.

Investment policy

Charity funds are spread to avoid and create an income to fund our grants activities. Risk levels and our investment policy are reviewed annually and our investment managers from RBC Brewin Dolphin and Epworth Investments update the trustees annually on the investment performance.

The Trustees' Discretionary Fund Endowment Fund and NFU George Stephens Fund are held as blue-chip equities.

Key management personnel remuneration

No remuneration was paid to Directors, and they give their time freely to the charity.

Trustees are required to disclose all relevant interests and register them with the Chief Executive and in accordance with

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the Trust's policy withdraw from decisions where a conflict of interest arises.

The pay of the charity's Chief Executive and other key management personnel is reviewed annually and normally increased in accordance with average earnings.

Plans for the future

Innovation is important, but our existing projects have been proven to make a positive impact and there is still work to do. That said, we are seeing more interest from owner occupiers of small farms who have no direct family, and who are talking to us about bequeathing their farms to us for the future generation of new entrants - much needed in the current climate of aging farmers and limited opportunities. Addington has the flexibility to adapt and change to meet the need and it will be interesting to see how this pans out over the years, enabling us to help both families entering the industry as well as those leaving it.

Organisation

The Addington Fund continues to operate from 9 Barford Exchange, Wellesbourne Road, Barford, Warwickshire CV35 8AQ.

The Trustees devolve responsibility for the day-to-day management of the Fund to the Chief Executive. The average monthly number of persons employed by the Charity during the year was five.

Small Companies' Exemptions

This report has been prepared in accordance with the special provisions of Part 15 of the Companies Act 2016 relating to small companies.

Trustees' responsibilities in relation to the financial statements

The trustees (who are also directors of Addington Fund for the purposes of company law) are responsible for preparing the Trustees' Annual Report and the 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, including the income and expenditure, of the charitable company for that period. In preparing these financial statements, the trustees are required to:

- Select suitable accounting policies and then apply them consistently;
- Observe the methods and principles in the Charities SORP 2015 (FRS102),
- Make judgements and estimates that are reasonable and prudent;
- State whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The trustees are responsible for keeping adequate accounting records that disclose with reasonable accuracy at any time the financial position of the charitable company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Statement as to Disclosure of Information to Auditors

The trustees who were in office on the date of approval of these financial statements have confirmed, as far as they are aware, that there is no relevant audit information of which the auditors are unaware. Each of the trustees has confirmed that they have taken all the steps that they ought to have taken as trustees in order to make themselves aware of any relevant audit information and to establish that it has been communicated to the auditor.

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Approved by the trustees and signed on their behalf by:



Mr Martin Redfearn – Chairman

9 Barford Exchange
Wellesbourne Road
Barford
Warwickshire
CV35 8AQ

Date

26/11/2024

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INDEPENDENT AUDITORS' REPORT TO THE TRUSTEES OF THE ADDINGTON FUND

Opinion

We have audited the financial statements of Addington Fund (the 'charitable company') for the year ended 31 March 2024 which comprise the Statement of Financial Activities, the Balance Sheet and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards including 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 2024 and of its incoming resources and application of resources, including its result, 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 Auditors 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 audit 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.

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. 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.

Opinion 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 Report of the Trustees for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Report of the Trustees has been prepared in accordance with applicable legal requirements.

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INDEPENDENT AUDITORS' REPORT TO THE TRUSTEES OF THE ADDINGTON FUND (continued)

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 Report of the Trustees.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where 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 trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the trustees were not entitled to take advantage of the small companies exemption from the requirement to prepare a Strategic Report or in preparing the Report of the Trustees.

Responsibilities of trustees

As explained more fully in the Statement of Trustees Responsibilities, 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.

Our 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 a Report of the Independent Auditors 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:

Enquiring of management and employees, including obtaining and reviewing supporting documentation, concerning the charity's policies and procedures relating to:-

- Identifying, evaluating, and complying with laws and regulations and whether they were aware of any instances of non-compliance.
- Detecting and responding to the risks of fraud and whether they were aware of any actual, suspected, or alleged fraud and.
- The internal controls established to mitigate risk relating to fraud or non-compliance with laws and regulations.

We identified areas of law and regulation that could reasonably be expected to have a material effect on the financial statements from our general charitable sector experience, discussions with management (as required by auditing standards) and we discussed with management the policies and procedures regarding compliance with laws and regulations. The most significant considerations for the charitable company are the Charities Act, Companies Act 2006, tax legislation and employment laws.

All identified laws and regulations were communicated throughout the audit team, and they remained alert to any indications of non-compliance throughout the audit.

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INDEPENDENT AUDITORS' REPORT TO THE TRUSTEES OF THE ADDINGTON FUND (continued)

Auditing standards limit the audit procedures to identifying non-compliance of these laws and regulations to enquiry of management and inspection of regulatory and legal correspondence, if there is any. Therefore, if a breach of operational regulations is not disclosed to us or evident from relevant correspondence, and audit will not detect the breach.

To identify risk of material misstatement due to fraud, we carried out discussions amongst the audit team to assess areas where and how fraud might occur in the financial statements and any potential indicators. The

following areas were identified :-

- Management override of controls through the posting of inappropriate accounting entries or journals
- Fraud risk relating the revenue recognition, although the recognition of rental revenue is straightforward with limited opportunity for manipulation.
- Fraud risk due to the valuation of properties at the year end, this is minimised where a professional valuation has been obtained.

We tested the appropriateness of accounting journals and other adjustments made in the accounts preparation based on a risk criteria.

Owing to the inherent limitation of the audit, there is an unavoidable risk that we may not have detected some material misstatements, even though we have properly planned and performed our audit in accordance with auditing standards. For example, the further removed non-compliance with laws and regulation is from the events and transaction reflected in the financial statement, the less likely in the inherently limited procedure required by auditing standards would identify it. In addition, as with any audit, there remained a higher risk of non-detection of fraud, as these may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal controls. Our audit procedures are designed to detect material misstatement. We are not responsible for preventing non-compliance or fraud and cannot be expected to detect non-compliance with all laws and regulations.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at www.frc.org.uk/auditorsresponsibilities. This description forms part of our Report of the Independent Auditors.

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 auditors' 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.



Mark Spafford FCA FCCA

Senior Statutory Auditor

For and on behalf of

Luckmans Duckett Parker Limited
Statutory Auditor
Chartered Accountants
1110 Elliott Business Park
Herald Avenue
Coventry
CV5 6UB

Date 4 Feb. 2024

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STATEMENT OF FINANCIAL ACTIVITIES (INCOME AND EXPENDITURE) For the year ended 31 March 2024

| | | Unrestricted funds | Restricted funds | Endowment funds | 2024 Total | 2023 Total |
|---|------|-----------------------|---------------------|--------------------|---------------|---------------|
| | Note | £ | £ | £ | £ | £ |
| Income | | | | | | |
| Donations and legacies | | 417,640 | 68,247 | - | 485,887 | 1,188,891 |
| Income from charitable activities | | 513,164 | - | - | 513,164 | 488,397 |
| Other income on raising funds | | 42,668 | - | - | 42,668 | 46,572 |
| Investment income | | 50,291 | 17,615 | 804 | 68,710 | 41,811 |
| | | | | | | |
| Total income | | 1,023,763 | 85,862 | 804 | 1,110,429 | 1,765,671 |
| | | | | | | |
| Expenditure | | | | | | |
| Expenditure on raising funds | 1 | 45,934 | 4,080 | - | 50,014 | 52,453 |
| Charitable activities | 2 | 556,306 | 93,230 | - | 649,536 | 595,393 |
| | | | | | | |
| Total expenditure | | 602,240 | 97,310 | - | 699,550 | 647,846 |
| | | | | | | |
| Net income before investment gains | | 421,523 | (11,448) | 804 | 410,879 | 1,117,825 |
| Net (losses)/gains on investment assets | | 71,638 | 3,558 | 1,945 | 77,141 | (5,594) |
| | | | | | | |
| Net (expenditure)/income | | 493,161 | (7,890) | 2,749 | 488,020 | 1,112,231 |
| Transfers between funds | 11 | 8,000 | (8,000) | - | - | - |
| | | | | | | |
| Net movement in funds | | 501,161 | (15,890) | 2,749 | 488,020 | 1,122,231 |
| Funds brought forward at 1 April | | 14,559,628 | 1,401,351 | 154,942 | 16,115,919 | 15,003,688 |
| | | | | | | |
| Funds carried forward at 31 March | | 15,060,789 | 1,385,461 | 157,691 | 16,603,939 | 16,115,919 |

All income and expenditure derive from continuing activities.

The statement of financial activities includes all gains and losses recognised during the year.

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STATEMENT OF FINANCIAL ACTIVITIES (INCOME AND EXPENDITURE)

For the year ended 31 March 2024

Analysis of comparative statement of financial activities

| | Unrestricted funds £ | Restricted funds £ | Endowment funds £ | 2023 Total £ |
|---|----------------------------|--------------------------|-------------------------|--------------------|
| Income | | | | |
| Donations and legacies | 1,108,141 | 80,750 | - | 1,188,891 |
| Income from charitable activities | 488,397 | - | - | 488,397 |
| Other income on raising funds | 46,572 | - | - | 46,572 |
| Investment income | 24,088 | 17,723 | - | 41,811 |
| | | | | |
| Total income | 1,667,198 | 98,473 | - | 1,765,671 |
| | | | | |
| Expenditure | | | | |
| Expenditure on raising funds | 39,670 | 12,783 | - | 52,453 |
| Charitable activities | 474,966 | 120,427 | - | 595,393 |
| | | | | |
| Total expenditure | 514,636 | 133,210 | - | 647,846 |
| | | | | |
| Net income before investment gains | 1,152,562 | (34,737) | - | 1,117,825 |
| Net (losses)/gains on investment assets | (1,047) | (3,149) | (1,398) | (5,594) |
| Loan overage charge on revaluation of property | - | - | - | - |
| | | | | |
| Net (expenditure)/income | 1,151,515 | (37,886) | (1,398) | 1,112,231 |
| Transfers between funds | 38,796 | (38,796) | - | - |
| | | | | |
| Net movement in funds | 1,190,311 | (76,682) | (1,398) | 1,112,231 |
| Funds brought forward at 1 April | 13,369,317 | 1,478,033 | 156,340 | 15,003,690 |
| | | | | |
| Funds carried forward at 31 March | 14,559,628 | 1,401,351 | 154,942 | 16,115,921 |

ADDINGTON FUND

SUMMARY INCOME AND EXPENDITURE ACCOUNT

For the year ended 31 March 2024

| | 2024 | 2023 |
|--|-------------|---------------|
| | £ | £ |
| Gross income from external sources | | |
| - Unrestricted funds | 1,023,763 | 1,667,198 |
| - Restricted funds | 86,666 | 98,473 |
| | <hr/> | <hr/> |
| | 1,110,429 | 1,765,671 |
| | <hr/> | <hr/> |
| Expenditure | 688,258 | 636,856 |
| Interest payable | 27 | 3,903 |
| Depreciation less book profit | 11,265 | 7,087 |
| | <hr/> | <hr/> |
| Total expenditure for the year | 699,550 | 647,846 |
| | <hr/> | <hr/> |
| Net income for the year before profit on disposal of investment assets | 410,879 | 1,117,825 |
| Realised profit/ (loss) on disposal of investment assets | 77,141 | (5,594) |
| | <hr/> | <hr/> |
| Net income for the year | 488,020 | 1,112,231 |
| | <hr/> | <hr/> |

ADDINGTON FUND (Company number:4654186)

BALANCE SHEET

31 March 2024

| | | 2024 | 2023 |
|---|------|-------------------|-------------------|
| | Note | £ | £ |
| Fixed assets | | | |
| Tangible fixed assets | 5 | 239,004 | 245,308 |
| Investment properties | 6 | 13,249,947 | 13,209,131 |
| Other investments | 7 | 1,399,092 | 1,315,343 |
| | | <u>14,888,043</u> | <u>14,769,782</u> |
| Current assets | | | |
| Debtors | 8 | 81,922 | 512,047 |
| Short term deposits | | 1,476,419 | 587,334 |
| Cash at bank and in hand | | 212,721 | 332,311 |
| | | <u>1,771,062</u> | <u>1,431,692</u> |
| Creditors: amounts falling due within one year | 9 | (55,166) | (85,553) |
| | | <u>1,715,896</u> | <u>1,346,139</u> |
| Net current assets | | | |
| | | <u>16,603,939</u> | <u>16,115,921</u> |
| Total assets less current liabilities | | | |
| | | <u>16,603,939</u> | <u>16,115,921</u> |
| Net assets | | | |
| | | <u>16,603,939</u> | <u>16,115,921</u> |
| Funds | | | |
| Unrestricted funds: | | | |
| - General funds | 11 | 100,000 | 100,000 |
| - Designated funds | 11 | 14,960,788 | 14,459,628 |
| Restricted funds | 11 | 1,385,460 | 1,401,351 |
| Endowment funds | 11 | 157,691 | 154,942 |
| | | <u>16,603,939</u> | <u>16,115,921</u> |

The trustees have prepared the financial statements in accordance with section 394 of the Companies Act 2006 and section 132 of the Charities Act 2011.

The accounting policies and notes on pages 15 to 25 form part of these accounts.

The financial statements were approved by the Board of Trustees and authorised for issue on 26/11/2024



Martin Redfearn – Chairman

ADDINGTON FUND
STATEMENT OF CASH FLOWS
For the year ended 31 March 2024

| | | 2024 | 2023 |
|--|-------------|------------------|------------------|
| | Note | £ | £ |
| Cash flows from operating activities: | | | |
| Net cash provided by (used in) operating activities | 13 | 820,834 | 621,592 |
| Cash flows from investing activities | | | |
| Interest and dividends | | 68,710 | 42,908 |
| Proceeds from sale of fixed assets | | 23,914 | - |
| Proceeds from the sale of strategic housing properties | | 421,523 | 185,442 |
| Purchase of fixed assets | | (28,880) | - |
| Purchase of strategic housing properties | | (529,490) | (662,419) |
| Proceeds from sale of investments | | 196,797 | 250,139 |
| Purchase of investments | | (203,913) | (264,808) |
| Net cash provided by (used in) investing activities | | (51,339) | (448,738) |
| Cash flows provided by (used in) financing activities | | | |
| Repayments of borrowing | | - | (393,121) |
| Cash inflows from new borrowing | | - | - |
| Net cash flows from financing activities | | - | (393,121) |
| Change in cash and cash equivalents in the year | | 769,495 | (220,267) |
| Cash and cash equivalent brought forward | | 919,645 | 1,139,912 |
| Cash and cash equivalents carried forward | | 1,689,140 | 919,645 |
| Cash and cash equivalents consists of: | | | |
| Cash at bank and in hand | | 1,476,419 | 587,334 |
| Short term deposits | | 212,721 | 332,311 |
| Cash and cash equivalents at 31 March 2024 | | 1,689,140 | 919,645 |

ADDINGTON FUND

ACCOUNTING POLICIES

Accounting policies

The principal accounting policies adopted, judgements and key sources of estimation uncertainty in the preparation of the financial statements are as follows:

The accounts present a true and fair view and no changes have been made to the accounting policies.

No changes to accounting estimates have occurred in the reporting period.

No material prior year errors have been identified in the reporting period.

Basis of preparation

The financial statements have been prepared on a going concern basis under the historical cost convention, modified to include certain items at fair value.

The financial statements have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their financial statements in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) and with the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS102) and with the Charities Act 2011.

The charity constitutes a public benefit entity as defined by FRS102.

Funds

General funds are unrestricted funds which 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 out of unrestricted general funds for particular purposes.

Restricted funds – these are funds that can only be used for specific purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

The Endowment Fund represents those assets that must be held permanently by the charity. Income arising on the endowment fund can only be used in accordance with the donor's wishes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

Income

Recognition of income

These are included in the Statement of Financial Activities (SOFA) when:

- the charity becomes entitled to the funds
- any performance conditions attached to the item(s) of income have been met
- it is possible that the income will be received
- the amount can be measured with reliability.

Income with related expenditure

Where income has related expenditure the income and related expenditure are reported gross in the SOFA.

Grants and donations

Grants and donations are only included in the SOFA when the charity has unconditional entitlement to the resources.

For legacies, entitlement is taken as the earlier of the date on which either: the charity is aware that probate has been granted, the estate has been finalised and notification has been made by the executor(s) to the Trust that a distribution will be made, or when a distribution is received from the estate. Receipt of a legacy, in whole or in part, is only considered probable when the amount can be measured reliably and the charity has been notified of the executor's intention to make a distribution. Where legacies have been notified to the charity or the charity is aware of the granting of probate, and the criteria for income recognition have not been met, then the legacy is treated as a contingent asset and disclosed if material.

ADDINGTON FUND

ACCOUNTING POLICIES (continued)

Gifts in kind

Gifts in kind are accounted for at a reasonable estimate of their value to the charity or the amount actually received.

Tax reclaims on donations and gifts

Incoming resources from tax reclaims are included in the SOFA at the same time as the gift to which they relate.

Volunteer help

The value of any voluntary help received is not included in the accounts.

Investment income

Interest on funds held on deposit is included when receivable. Dividends receivable are recognised when declared.

Investment gains and losses

This includes any gain or loss on the sale of investments and any gain or loss resulting from revaluing investments to market value at the end of the year. Realised and unrealised gains are not separated in the Statement of Financial activities.

Expenditure and liabilities

Liability recognition

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

Support costs

Support costs include central functions and have been allocated to activity cost categories on a basis consistent with the use of resources.

Governance costs

Include costs of the preparation and audit of the statutory accounts, the costs of Trustee meetings and cost of any legal advice to the Trustees on governance or constitutional matters.

Operating leases

Rentals payable under operating leases are charged to the SOFA as incurred.

Pension costs

The charity operates a defined contribution scheme. The amount charged to the Statement of Financial Activities in respect of pension costs is the contribution payable in the year. Differences between contributions payable in the year and contributions actually paid are shown as either accruals or prepayments in the balance sheet.

Tangible fixed assets

Tangible fixed assets are capitalised at cost if they can be used for more than one year and cost at least £2,000.

Depreciation is provided on all tangible fixed assets at rates calculated to write each asset down to its estimated residual value over its expected useful life as follows:

| | |
|--------------------------------------|---|
| Motor vehicles and trailers | Over 4 years |
| Office equipment | Over 4 years |
| Property – Buildings | Over 50 years commencing the year after acquisition |
| Property improvements – solar panels | Over 10 years |

Strategic Rural Housing Scheme Properties

The properties are valued professionally on a five-year cycle from the date of acquisition and in intervening years using an inflation index on the previous year's values. Developments that have a buy back option clause based on cost with no deduction for grants received and building project properties in progress are valued at cost.

Fixed asset investments

Investments are stated at market value at the balance sheet date. The statement of financial activities includes the net gains and losses arising on revaluation and disposals throughout the year. Investments in subsidiaries are measured at cost less impairment.

ADDINGTON FUND

ACCOUNTING POLICIES (continued)

Debtors

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

Short term deposits

Short term deposits with a maturity of six months or less at the balance sheet date.

Cash at bank and in hand

Cash and bank balances on demand.

Tax

The charity is an exempt charity within the meaning of schedule 3 of the Charities Act 2011 and is considered to pass the tests set out in Paragraph 1 Schedule 6 Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes.

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.

ADDINGTON FUND

NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 March 2024

| | Unrestricted funds | Restricted funds | 2024 Total | 2023 Total |
|--|-----------------------|---------------------|----------------|----------------|
| | £ | £ | £ | £ |
| 1 Expenditure on raising funds | | | | |
| Incurred seeking donations | - | - | - | - |
| Staging fundraising events, etc. | 33,467 | - | 33,467 | 31,280 |
| Publicity | 6,963 | 245 | 7,208 | 10,889 |
| Portfolio management costs | 5,504 | 3,835 | 9,339 | 10,284 |
| | | | | |
| Total | 45,934 | 4,080 | 50,014 | 52,453 |
| | | | | |
| | Unrestricted funds | Restricted funds | 2024 Total | 2023 Total |
| | £ | £ | £ | £ |
| 2 Charitable activities | | | | |
| Grants payable | | | | |
| Grants and assistance payable to individuals | - | 92,626 | 92,626 | 98,458 |
| | | | | |
| | - | 92,626 | 92,626 | 98,458 |
| | | | | |
| Property portfolio expenses | | | | |
| Property expenses, repairs, insurance and abortive costs | 98,518 | - | 98,518 | 85,789 |
| | | | | |
| Support costs | | | | |
| Staff costs | 365,380 | - | 365,380 | 309,911 |
| Rent and rates | 2,151 | - | 2,151 | 2,000 |
| Other premises costs | 10,704 | - | 10,704 | 5,221 |
| Insurance | 2,217 | - | 2,217 | 1,768 |
| Travel and subsistence | 21,320 | 585 | 21,905 | 36,074 |
| Office costs | 19,857 | 19 | 19,876 | 15,463 |
| Subscriptions | 1,412 | - | 1,412 | 3,432 |
| Sundry expenses | 3,217 | - | 3,217 | 2,417 |
| Professional fees | 7,575 | - | 7,575 | 9,785 |
| Finance charges | 1,598 | - | 1,598 | 1,699 |
| Interest payable | 27 | - | 27 | 3,903 |
| Depreciation and loss on disposals | 11,265 | - | 11,265 | 7,087 |
| Governance costs | | | | |
| Auditors' remuneration | 11,065 | - | 11,065 | 12,386 |
| | | | | |
| | 457,788 | 604 | 458,392 | 411,146 |
| | | | | |
| Total | 556,306 | 93,230 | 649,536 | 595,393 |

ADDINGTON FUND

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 March 2024

| | 2024 | 2023 |
|--|----------------|----------------|
| | £ | £ |
| 3 Staff costs | | |
| Wages and salaries | 248,722 | 240,958 |
| Social security costs | 18,825 | 25,283 |
| Pension costs | 83,434 | 31,664 |
| Other healthcare costs | 14,399 | 12,006 |
| | <u>365,380</u> | <u>309,911</u> |
| The average monthly number of persons employed by the Charity during the year was: | <u>5</u> | <u>6</u> |

Re-imbursement of travelling, subsistence and related expenses paid to Trustees was £nil (2023: £nil).

Remuneration paid to Trustees was £nil (2023: £nil)

One employee received emoluments in the band of £60,000 to £70,000.

One employee received emoluments in the band of £70,000 to £80,000.

The key management personnel of the charity comprise the trustees, Fund Director and Chief Executive Officer. The total employee benefits of the key management personnel of the charity were £203,089 (2023: £164,582). This figure is inclusive of a settlement paid to the employee of £78,206.

| | 2024 | 2023 |
|--|-------|-------|
| | £ | £ |
| 4 Net incoming resources are stated after charging: | | |
| Depreciation and amounts written off tangible fixed assets | 4,406 | 7,087 |
| Auditors' remuneration - audit | 5,000 | 4,850 |
| Auditors' remuneration - other services | 6,065 | 7,536 |

| 5 Tangible fixed assets | Office property & improvements | Vehicles & equipment | Total |
|--------------------------------|---|---------------------------------|----------------|
| | £ | £ | £ |
| Cost | | | |
| 1 April 2023 | 313,533 | 28,348 | 341,881 |
| Additions | - | 28,880 | 28,880 |
| Disposals | - | (38,978) | (38,978) |
| | <u>313,533</u> | <u>18,250</u> | <u>331,783</u> |
| 31 March 2024 | 313,533 | 18,250 | 331,783 |
| Depreciation | | | |
| 1 April 2023 | 78,135 | 18,439 | 96,574 |
| Eliminated on Disposals | - | (8,201) | (8,201) |
| Charged in the year | - | 4,406 | 4,406 |
| | <u>78,135</u> | <u>14,644</u> | <u>92,779</u> |
| 31 March 2024 | 78,135 | 14,644 | 92,779 |
| Net book value | | | |
| 31 March 2024 | <u>235,398</u> | <u>3,606</u> | <u>239,004</u> |
| 31 March 2023 | <u>235,398</u> | <u>9,909</u> | <u>245,307</u> |

ADDINGTON FUND

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 March 2024

| | 2024 | 2023 |
|---|------------|------------|
| | £ | £ |
| 6 Strategic Rural Housing Scheme Properties | | |
| 64 properties and 4 workshops let through the Strategic Rural Housing Scheme (2023 – 64 properties and 4 workshops) | | |
| 1 April | 13,209,128 | 12,653,938 |
| Additions | 529,490 | 662,419 |
| Disposals | (421,520) | (185,442) |
| Revaluation gain / (loss) | (67,151) | 78,213 |
| | | |
| 31 March | 13,249,947 | 13,209,128 |
| | | |
| Historical cost of investments held at 31 March | 11,231,899 | 10,999,652 |

The properties are valued professionally on a ten-year (previously five-year) cycle at 31 March from the date of acquisition and in intervening years using an inflation index on the previous year's values. Building project properties in progress are valued at cost.

Analysis of valuation

| Valued in year ended 31 March | No. of Properties/ workshops | Original Cost £ | Re-valued at £ | Indexed value at year end £ |
|-----------------------------------|---------------------------------|-----------------------|----------------------|-----------------------------------|
| 2015 | 4 | 466,979 | 511,155 | 729,974 |
| 2016 | 5 | 610,675 | 653,407 | 908,538 |
| 2017 | 1 | 149,365 | 151,919 | 183,734 |
| 2018 | 2 | 320,119 | 337,500 | 417,966 |
| 2019 | 27 | 4,547,670 | 4,246,211 | 5,276,918 |
| 2021 | 5 | 945,517 | 800,000 | 861,799 |
| 2024 | 1 | 85,058 | 103,142 | 100,292 |
| | | | | |
| | 45 | 7,125,383 | 6,803,334 | 8,479,221 |
| | | | | |
| Properties acquired in year ended | | | | |
| 2016 | 3 | 381,243 | N/A | 525,921 |
| 2017 | 4 | 411,300 | N/A | 518,724 |
| 2018 | 2 | 252,857 | N/A | 354,680 |
| 2019 | 4 | 656,230 | N/A | 805,422 |
| 2020 | 3 | 635,872 | N/A | 774,179 |
| 2021 | 1 | 219,033 | N/A | 234,803 |
| 2022 | 1 | 201,071 | N/A | 215,852 |
| 2023 | 3 | 822,577 | N/A | 814,808 |
| 2024 | 2 | 526,333 | N/A | 526,337 |
| | | | | |
| Total | 23 | 4,106,516 | N/A | 4,770,726 |
| | | | | |
| Total at 31 March | 68 | 11,231,899 | N/A | 13,249,947 |

ADDINGTON FUND

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 March 2024

| | 2024 | 2023 |
|--|-----------|-----------|
| | £ | £ |
| 7 Other investments | | |
| 1 April | 1,315,343 | 1,404,651 |
| Additions at cost/market value | 203,913 | 264,808 |
| Disposals | (198,766) | (250,139) |
| Revaluation gain/(loss) including interest accrual | 78,602 | (103,977) |
| | | |
| 31 March | 1,399,092 | 1,315,343 |
| | | |
| Historical/original cost of investments held at 31 March including interest accrual | 1,241,940 | 1,245,515 |
| | | |
| Analysis of investments | £ | £ |
| Listed investments | 1,226,004 | 1,217,478 |
| Cash held within the investment portfolio | 13,390 | 25,491 |
| Unquoted shares | 2,545 | 2,545 |
| Subsidiary undertaking | 1 | 1 |
| | | |
| 31 March | 1,241,940 | 1,245,515 |

Subsidiary undertaking

The wholly owned subsidiary undertaking Addington Development Company Limited (ADC) was incorporated on 16 May 2017 in the United Kingdom (company number 10772372) and donates all of its profits to the charity. ADC acts as a development company for the charity's Strategic Rural Housing Scheme. A summary of the trading results is shown below.

The summary financial performance of the subsidiary alone is:

| | 2024 | 2023 |
|--|----------|----------|
| | £ | £ |
| Turnover (charged to charity) | - | - |
| Cost of sales and administrative expenses | - | - |
| Donation to Addington Fund | - | - |
| | | |
| Retained in subsidiary | - | - |
| | | |
| The assets and liabilities of the subsidiary were: | | |
| Current assets | 4,009 | 4,009 |
| Current liabilities | (10,516) | (10,516) |
| | | |
| Total assets | (6,507) | (6,507) |
| | | |
| Aggregate share capital and reserves | (6,507) | (6,507) |

ADDINGTON FUND

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 March 2024

| | 2024 | 2023 |
|---|---------------|----------------|
| | £ | £ |
| 8 Debtors: | | |
| Due within one year | | |
| Tenant debtors | 11,172 | 5,035 |
| Trade debtors | 14,395 | 2,074 |
| Prepayments and accrued income | 45,293 | 487,489 |
| Subsidiary undertaking | 10,016 | 10,016 |
| Other debtors | 1,046 | 7,434 |
| | <u>81,922</u> | <u>512,048</u> |
| | £ | £ |
| 9 Creditors: amounts falling due within one year | | |
| Accruals for grants payable | 1,500 | 2,996 |
| Trade creditors | 10,486 | 21,000 |
| Accruals and deferred income | 38,521 | 50,695 |
| Taxation and social security | 4,338 | 9,863 |
| Bank Loan | 320 | 1,000 |
| | <u>55,165</u> | <u>85,554</u> |
| | £ | £ |
| 10 Deferred income | | |
| Balance brought forward | 34,161 | 28,672 |
| Amount released in year | (34,161) | (28,672) |
| Amount deferred in year | 28,184 | 34,161 |
| | <u>28,184</u> | <u>34,161</u> |

Deferred income comprises rent, sponsorship and function income received in advance.

ADDINGTON FUND

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 March 2024

| 11 | Statement of funds | 1 April 2023 | Income | Expenditure | Gains/ (Losses) | Transfers | 31 March 2024 |
|----|--|-----------------|-----------|-------------|--------------------|-----------|------------------|
| | | £ | £ | £ | £ | £ | £ |
| | General reserve | 100,000 | 1,023,763 | (602,240) | 71,638 | (493,161) | 100,000 |
| | Designated funds: | | | | | | |
| | Fixed asset fund | 245,307 | - | - | - | - | 245,307 |
| | Revaluation reserve | 2,196,444 | - | - | - | (322,688) | 1,873,756 |
| | Addington Strategic Housing Scheme: | | | | | | |
| | - Investment properties | 10,222,615 | - | - | - | 369,188 | 10,591,803 |
| | - Available for applications | 1,795,261 | - | - | - | 454,661 | 2,249,922 |
| | Total designated funds | 14,459,627 | - | - | - | 501,161 | 14,960,788 |
| | Total unrestricted funds | 14,559,627 | 1,023,763 | (602,240) | 71,638 | 8,000 | 15,060,788 |
| | Restricted funds: | | | | | | |
| | Cheshire Rural Trust | 24,707 | - | - | - | - | 24,707 |
| | Trustees' Discretionary NFU George Stephens Trust Fund | 250,609 | 21,604 | (90,159) | - | (44,000) | 138,054 |
| | Regional Funding | 178,767 | 1,011 | (2,498) | 2,506 | - | 179,786 |
| | Regional Properties | 69,646 | 3,500 | - | - | - | 73,146 |
| | Somerset Levels | 777,037 | - | - | 1,052 | - | 778,089 |
| | Farming Help | 88,458 | - | - | - | - | 88,458 |
| | Retired Farmers | 12,126 | - | (849) | - | (8,000) | 3,277 |
| | Forage Aid | - | 10,000 | - | - | - | 10,000 |
| | | - | 49,747 | (3,804) | - | 44,000 | 89,943 |
| | Total restricted funds | 1,401,350 | 85,862 | (97,310) | 3,558 | (8,000) | 1,385,460 |
| | Endowment funds: | | | | | | |
| | Trustees' Discretionary Fund Capital | 126,694 | - | - | - | - | 126,694 |
| | Queen Victoria's Gift Fund | 28,248 | 804 | - | 1,945 | - | 30,997 |
| | | 154,942 | 804 | - | 1,945 | - | 157,691 |
| | Total funds | 16,115,919 | 1,110,429 | (699,551) | 77,141 | - | 16,603,939 |

ADDINGTON FUND

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 March 2024

11 Statement of funds (continued)

The general reserve represents the free funds of the charity that are not designated for particular purposes.

The fixed asset fund has been set up to assist in identifying those funds that are not free funds and it represents the net book value of tangible fixed assets.

The revaluation reserve is required by the Companies Act 2006 and represents the amount by which investment properties and other investments exceed their historical cost.

The Trustees, from experience gained during the Foot and Mouth epidemic of 2001/02, have designated the Addington Strategic Rural Housing Scheme for the purchase of property to be let to those who were employed in the agricultural and kindred industries and need accommodation as a result of having to retire from farming or leaving a non-viable business.

The Keepers' Key Fund is to help gamekeepers who experience hardship in relation to housing needs.

Cheshire Rural Trust Funds are restricted to meet the hardship needs of families farming in Cheshire.

The Trustees' Discretionary Fund was received following appeals arising from natural disasters affecting farmers and is used to maintain a constant ability to administer hardship grants that assist families who encounter unforeseen circumstances and are unable to find any other form of assistance. The fund includes gifts that are restricted to specific areas in Great Britain. During the year the trustees have reviewed this fund and undertaken an exercise to value the hardship grants provided to tenants via their discounted rental payments. The difference between 80% of the market value of rent and the amount actually charged to tenants has been retrospectively recognised as a hardship grant.

The NFU George Stephens Trust distributes income to disadvantaged families, respecting the wishes of the original settlor.

The Regional Fund holds monies donated to help families in specific counties and regions of England and Wales.

The Regional Properties Fund represents the investment properties acquired in the regions from restricted funds, the figure includes revaluation adjustments.

The Somerset Levels Fund having fulfilled any obligations relating to the flooding problems the current balance will be used to address housing needs in Somerset.

The Kenwyn Affordable, Trevorva New Build and Somerford Keynes Funds hold donations made specifically for projects in Cornwall and Gloucestershire.

Queen Victoria's Gift Fund is held as an Endowment Fund and any interest generated is credited to the Restricted Trustees Discretionary Fund.

The Farming Help fund is a grant provided by the Royal Countryside Fund to rebrand the Farming Help alliance including launching the new brand at regional shows, producing marketing equipment and funding publicity costs.

The Forage Aid fund is for animal feed and bedding for UK farmers hit by extreme weather or natural disasters.

The Retired Farmers fund is for retired elderly farmers with unmet emergency needs.

The charity has conducted a thorough review of its restricted funds and has been able to satisfy itself that the restriction attached to certain funds has been satisfied.

ADDINGTON FUND

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 March 2024

| 12 | Analysis of net assets between funds | General funds £ | Designated funds £ | Restricted funds £ | Endowment funds £ | Total £ |
|----|--|--------------------|-----------------------|-----------------------|----------------------|------------|
| | Fund balances at 31 March 2024 are represented by: | | | | | |
| | Tangible fixed assets | - | 239,008 | - | - | 239,008 |
| | Investment properties | - | 12,471,858 | 778,089 | - | 13,249,947 |
| | Other investments | - | 726,735 | 641,359 | 30,997 | 1,399,091 |
| | Net current assets/(liabilities) | 100,000 | 1,523,187 | (33,988) | 126,694 | 1,715,893 |
| | | 100,000 | 14,960,788 | 1,385,460 | 157,691 | 16,603,939 |

2024

2023

£

£

13 Reconciliation of net movement in funds to net cash flow from operating activities

| | | |
|---|----------|-----------|
| Net movement in funds | 488,020 | 1,112,231 |
| Add back depreciation charge | 4,406 | 7,087 |
| Add back book loss on disposal of fixed assets | 6,859 | - |
| Deduct interest income shown as investing activities | (68,710) | (41,811) |
| Add back losses/(deduct gains) on investments | (9,479) | 27,156 |
| Add back loan overage charge on revaluation of property | - | - |
| Decrease/(increase) in debtors | 430,125 | (477,260) |
| Increase/(decrease) in creditors | (30,387) | (5,811) |
| | 820,834 | 621,592 |

14 Transactions with related parties

There have been no related party transactions in the year.

15 Financial Commitments

At 31 March 2024 the entity had financial commitments totalling £495,000 (2023: £272,500).

16 Combination with Forage Aid

On 10 May 2023 the Addington Fund combined with Forage Aid. Forage Aid is a charity which provides animal feed and bedding for UK farmers hit by extreme weather or natural disasters. As part of the combination £44,000 of funds were transferred from the Trustees' Discretionary Fund to the Forage Aid fund to match the balance of funds of £44,000 brought across by Forage Aid.