

FREEWAYS TRUST
(A COMPANY LIMITED BY GUARANTEE)

TRUSTEES' REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2024

FREEWAYS TRUST
(A COMPANY LIMITED BY GUARANTEE)

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FREEWAYS TRUST
(A COMPANY LIMITED BY GUARANTEE)

REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY, ITS TRUSTEES AND ADVISERS
FOR THE YEAR ENDED 31 MARCH 2024

Trustees	F S Morton C C Britton D Y Pincott B E Sawyer N J Morgan
Company registered number	05026647
Charity registered number	1102216
Registered office	Leigh Court Day Centre Pill Road Abbots Leigh Bristol BS8 3RA
Company secretary	R L Burkinshaw
Independent auditors	Bishop Fleming LLP Chartered Accountants 10 Temple Back Bristol BS1 6FL
Bankers	Barclays Bank plc 86 Queens Road Clifton Bristol BS8 1RB
Solicitors	Burges Salmon LLP One Glass Wharf Bristol BS2 0ZX

FREEWAYS TRUST
(A COMPANY LIMITED BY GUARANTEE)

TRUSTEES' REPORT
FOR THE YEAR ENDED 31 MARCH 2024

The Trustees (who are also the directors of the charity for the purpose of the Companies Act) present their annual report together with the audited financial statements of Freeways Trust (the charity) for the year ended 31 March 2024. The Trustees confirm that the Annual Report and financial statements of the charity comply with the current statutory requirements, the requirements of the charity's governing document 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 (FRS 102) (effective 1 January 2019).

Since the charity qualifies as small under section 383, the strategic report required of medium and large companies under The Companies Act 2026 (Strategic Report and Directors' Report) Regulations 2013 is not needed.

Freeway Trust's charitable purpose is enshrined in its objects "to promote the education and training (including social and physical) and the care and relief of mentally handicapped persons or persons suffering from mental illness or other disorder of the mind by the establishment or acquisition, maintenance and operation of residential houses and hostels and training centres for such persons".

The Trustees ensure that this purpose is carried out for the public benefit by delivering the provision of high quality properties to Freeways (Charity no. 298603 – a charity undertaking to provide direct support to adults with learning disabilities) for use as facilities for residential homes, supported living properties or as day care and therapeutic facilities for people with learning disabilities; and also directly to adults with learning disabilities for supported living.

The Trustees confirm that they have complied with the duty to have regard to the Charity Commission's general guidance on public benefit, "Charities and Public Benefit".

Structure, Governance and Management

Freeways Trust is a company limited by guarantee (Registered no. 5026647) registered in England and Wales and a registered charity (Registered no. 1102216). The company is limited by guarantee having no share capital. In the event of the company being wound up every member undertakes to contribute to the assets of the company up to an amount not exceeding £1.

Freeways Trust was established in December 1987 under a deed of Trust as a registered charity. From 1 April 2004, the activities of the charity were incorporated. The governing document is the Memorandum and Articles of Association of the company and members of the Board of Trustees are the Directors of the company.

The Trustees have delegated day to day finance management of the charity to the Company Secretary. In addition, the Trustees have appointed a Strategic Estate Manager to lead the preparation and implementation of an estates strategy and also report on the performance of the charity against strategic plans set and agreed by the Trustees. The Trustees meet bi-monthly.

During the year, there were no changes to the Trustees appointed to the Freeways Trust Board. New Trustees invited to join the Board are selected on the basis of their experience and skills. Trustees are encouraged to attend appropriate external training events where these would facilitate the understanding of their role.

A separate charity, Freeways (Charity no. 298603), mainly has common Trustees to Freeways Trust, but is not under common control and both organisations have similar charitable objects. A small number of staff work across both organisations in a shared office space at Leigh Court.

All Trustees give of their time freely and none receive remuneration or other benefit for their work with the Charity. Trustees are required to disclose all relevant interests and register them with the Company Secretary and any connection between a Trustee and a related party of other organisation with which the charity co-operates is disclosed in the same way as any other contractual relationship with a related party.

Details of Trustee expenditure and related party transactions are disclosed in note 17 of the financial statements.

**FREEWAYS TRUST
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**TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2024**

Risk Management

The Board of Trustees has reviewed during the year an assessment of the risks to which the charity is exposed. Risks are identified in four key areas as follows: governance, property management, financial management and external factors.

The review looked at the key risks around Freeways Trust's ability to deliver its strategy. The review reduced or removed the risks associated with COVID-19 and also reduced the retained risk relating to the vacancies within the supported living properties following the introduction and implementation of the risk-sharing arrangements between the Trust and Freeways.

Key Management Personnel remuneration

The Trustees consider the Board of Trustees, the Company Secretary and the Strategic Estate Manager to comprise the key management personnel of the charity in charge of directing and controlling the charity and running and operating the charity on a day-to-day basis.

The pay of the Company Secretary and Strategic Estate Manager is reviewed annually and can be increased in accordance with average earnings. In view of the nature of the charity, the Trustees benchmark against pay levels in other charities of a similar size and also take into account sector experience.

Activities in the year

Strategic Estate Programme

During 2023-24 work has continued in relation to the proposed re-development of Whites House in Bristol. The Trustees considered the reviewed business case for the capital project, including the recommended contractor for works, and the project was approved in March 2024. Significant work was undertaken in regards to the contractual obligations between Freeways Trust and Network Rail and the required BAPA (Basic Asset Protection Agreement) between the two organisations was signed by both parties post year-end.

At the request of the Trustees, further work is being carried out in relation to Trewartha Park in Weston-Super-Mare, including an options review to be prepared by both the Trust and Freeways before final submission to the Freeways Trust Board.

Provision of care facilities

During the year, Freeways Trust continued to lease 7 residential homes, which can accommodate 74 persons, as well as the Head Office, Day Centre and Hydrotherapy pool to Freeways for its operations in delivering services to adults with learning disabilities. The Trust also leased 8 supported living properties, accommodating up to 41 persons, to individual tenants. All properties are geographically spread over Bristol, North Somerset, South Gloucestershire and Bath & North East Somerset.

Repairs and maintenance

The Charity is committed to improving the standard of all existing properties and the cyclical repairs and maintenance programme completed a number of planned and reactive maintenance works during the year.

Considerable additional works were needed to ensure that Underhay House met CQC requirements to move the Whites cohort into it ahead of the commencement of the redevelopment project.

Freeways Trust continues to provide regular maintenance to 4A The Beach as part of an SLA with the owners of the property.

Investment Policy

The funds available to Freeways Trust are intended for the purchase of new, or improvement to existing properties, so Trustees do not consider it prudent to invest monies on a long-term basis. The policy to invest surplus cash in short-term deposits from one week to up to twelve months has been followed during the financial year and Treasury deposits made on behalf of the Trust.

Reserves Policy

The current policy is to continue to build cash reserves in order to finance future development projects which are part of the Strategic Estates Programme. In 2019 the Trustees designated £3,250,000 to fund the Strategic

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**TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2024**

Estate Programme over the next 7 to 10 years and at 31 March 2024 this fund was £1,702,344 (2023: £1,702,344). At 31 March 2024, the general reserves were £11,019,321 (2023: £10,767,466) and restricted reserves were £519,150 (2023: £529,020). The total free reserves, being general reserves not tied up in fixed assets or investment property, were £1,814,110.

The Trustees will continue to review the policy on a regular basis and amend it accordingly dependent on strategic plans and key risks to which the charity is exposed.

Plans for 2024-25 and beyond

The Charity plans to continue activities in line with its objects and the estate strategy in particular in relation to the redevelopment works at Whites House, which it is hoped will complete in late 2025. Existing properties in use will continue to be maintained in-line with the repairs and maintenance programme. A review of the estate strategy will be undertaken in conjunction with Freeways to ensure that the Trust's plans align with the strategic direction of Freeways.

Financial Review

A surplus of £225,355 was generated on unrestricted funds in 2023-24 (2022-23: £234,839). In addition, a deficit of £9,870 was generated on restricted funds in 2023-24 (2022-23: deficit £9,870) arising from depreciation charged on the asset part-funded by the grant received from NHS England in a previous year.

Going Concern

Freeways Trust endeavoured to complete as much of the necessary planned repairs and maintenance work during the year as possible. The impact of the cost of living crisis felt in 2022-23 lessened in 2023-24, although Freeways Trust did experience the impact of rising inflation on the construction cost pre-tender estimates for both Whites House and Trewartha Park.

The Trustees considered the level of reserves held, the cash held in Treasury deposits and the cash-flow of the charity and determined that no significant risk to the long-term viability of Freeways Trust has been identified.


Disclosure of information to auditors

Each of the persons who are Trustees at the time when this Trustees' report is approved has confirmed that:

- so far as that Trustee is aware, there is no relevant audit information of which the charity's auditors are unaware, and
- that Trustee has taken all the steps that ought to have been taken as a Trustee in order to be aware of any relevant audit information and to establish that the charity's auditors are aware of that information.

Approved by order of the members of the board of Trustees and signed on their behalf by:


F S Morton
Chair


C C Britton
Trustee

Date: 25th September 2024

FREEWAYS TRUST
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STATEMENT OF TRUSTEES' RESPONSIBILITIES
FOR THE YEAR ENDED 31 MARCH 2024

The Trustees (who are also the directors of the Charity for the purposes of company law) are responsible for preparing the Trustees' 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. Under company law, the Trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the Charity and of its incoming resources and application of resources, including its income and expenditure, 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 of the Charities SORP (FRS 102);
- make judgements and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards (FRS 102) 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 business.

The Trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the Charity's transactions and disclose with reasonable accuracy at any time the financial position of the Charity 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 Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF FREEWAYS TRUST

Opinion

We have audited the financial statements of Freeways Trust (the 'charitable company') for the year ended 31 March 2024 which comprise the Statement of Financial Activities, the Balance Sheet, the Statement of Cash Flows and the related notes, 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 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 and the Charities Act 2011.

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 United Kingdom, including the Financial Reporting Council'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 Annual Report other than the financial statements and our Auditors' 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.

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INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF FREEWAYS TRUST (CONTINUED)

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Charities (Accounts and Reports) Regulations 2008 requires us to report to you if, in our opinion:

- the information given in the Trustees' Report is inconsistent in any material respect with the financial statements; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of trustees

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

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF FREEWAYS TRUST (CONTINUED)

Auditors' responsibilities for the audit of the financial statements

We have been appointed as auditor under section 145 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

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 Auditors' 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 have considered the nature of the sector, control environment and financial performance;
- We have considered the results of enquiries with management and trustees in relation to their own identification and assessment of the risk of irregularities within the entity;
- We have reviewed the documentation of key processes and controls and performed walkthroughs of transactions to confirm that the systems are operating in line with documentation; and
- We have considered the matters discussed among the audit engagement team regarding how and where fraud might occur in the financial statements and potential indicators of fraud.

As a result of these procedures, we have considered the opportunities and incentives that may exist within the organisation for fraud and identified the highest area of risk to be in relation to revenue recognition, with a particular risk in relation to year-end cut off. In common with all audits under ISAs (UK) we are also required to perform specific procedures to respond to the risk of management override.

We have also obtained understanding of the legal and regulatory frameworks that the Charity operates in, focusing on provisions of those laws and regulations that had a direct effect on the determination of material amounts and disclosures in the financial statements. The key laws and regulations we considered in this context included the Charities Act 2011, Charity SORP 2019, FRS 102 and the terms and conditions attaching to material grants received by the Charity.

In additions, we considered the provisions of other laws and regulations that do not have a direct effect on the financial statements but compliance with which may be fundamental to the Charity's ability to operate or avoid a material penalty. These included data protection regulations, health and safety regulations and employment legislation.

Our procedures to respond to the risks identified included the following:

- Reviewing the financial statement disclosures and testing to supporting documentation to assess compliance with provisions of relevant laws and regulations described as having a direct effect on the financial statements;
- Performing analytical procedures to identify unusual or unexpected relationships that may indicate risks of material misstatement due to fraud;
- Review of board minutes;
- Enquiring of management in relation to actual and potential claims and litigations;
- Performing detailed transactional testing in relation to the recognition of revenue, specifically grants, with a particular focus around year-end cut off;
- In addressing the risk of fraud through management override of controls, testing the appropriateness of journal entries and other adjustments.

We also communicated identified laws and regulations and potential fraud risks to all engagement team

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INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF FREEWAYS TRUST (CONTINUED)

members and remained alert to any indications of fraud or non-compliance with laws and regulations throughout the audit.

As a result of the inherent limitations of an audit, there is a risk that not all irregularities, including a material misstatement in the financial statements or non-compliance with laws and regulations, will not be detected by us. The risk increases the further removed compliance with a law or regulation is from the events and transactions reflected in the financial statements, given we will be less likely to be aware of it, or should the irregularity occur as a result of fraud rather than a one off error, as this may involve intentional concealment, forgery, collusion, omission or misrepresentation.

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 Auditors' Report.

Use of our report

This report is made solely to the charitable company's members, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. 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 its members, as a body, for our audit work, for this report, or for the opinions we have formed.



David Butler FCA DChA
Bishop Fleming LLP
Chartered Accountants
Statutory Auditors
10 Temple Back
Bristol
BS1 6FL

Date: 27 November 2024

Bishop Fleming LLP are eligible to act as auditors in terms of section 1212 of the Companies Act 2006.

FREEWAYS TRUST
(A COMPANY LIMITED BY GUARANTEE)

STATEMENT OF FINANCIAL ACTIVITIES (INCORPORATING INCOME AND EXPENDITURE ACCOUNT)
FOR THE YEAR ENDED 31 MARCH 2024

	Note	Unrestricted funds 2024 £	Restricted funds 2024 £	Total funds 2024 £	Total funds 2023 £
Income from:					
Charitable activities	3	1,052,288	-	1,052,288	1,007,841
Other trading activities	4	30,391	-	30,391	114,922
Investments	5	68,938	-	68,938	13,376
Total income		1,151,617	-	1,151,617	1,136,139
Expenditure on:					
Charitable activities		926,262	9,870	936,132	836,170
Total expenditure		926,262	9,870	936,132	836,170
Net income/(expenditure) before net gains on investments		225,355	(9,870)	215,485	299,969
Net gains on investments		26,500	-	26,500	-
Net movement in funds		251,855	(9,870)	241,985	299,969
Reconciliation of funds:					
Total funds brought forward		12,469,810	529,020	12,998,830	12,698,861
Net movement in funds		251,855	(9,870)	241,985	299,969
Total funds carried forward		12,721,665	519,150	13,240,815	12,998,830

FREEWAYS TRUST
(A COMPANY LIMITED BY GUARANTEE)
REGISTERED NUMBER:05026647

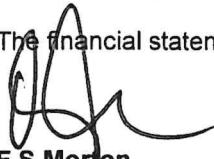
BALANCE SHEET
AS AT 31 MARCH 2024


	Note	2024 £	2023 £
Fixed assets			
Tangible assets	10	9,322,185	9,323,623
Investment property	11	364,000	337,500
		<u>9,686,185</u>	<u>9,661,123</u>
Current assets			
Debtors	12	51,805	70,550
Cash at bank and in hand		3,581,301	3,349,187
		<u>3,633,106</u>	<u>3,419,737</u>
Creditors: amounts falling due within one year	13	(78,476)	(82,030)
Net current assets		<u>3,554,630</u>	<u>3,337,707</u>
Total net assets		<u><u>13,240,815</u></u>	<u><u>12,998,830</u></u>
Charity funds			
Restricted funds	14	519,150	529,020
Unrestricted funds			
Designated funds	14	1,702,344	1,702,344
General funds	14	11,019,321	10,767,466
Total unrestricted funds	14	<u>12,721,665</u>	<u>12,469,810</u>
Total funds		<u><u>13,240,815</u></u>	<u><u>12,998,830</u></u>

The Trustees acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and preparation of financial statements.

The financial statements have been prepared in accordance with the provisions applicable to entities subject to the small companies regime.

The financial statements were approved and authorised for issue by the Trustees and signed on their behalf by:


F S Morton
Chair


C C Britton
Trustee

Date: 25th September 2024

The notes on pages 13 to 24 form part of these financial statements.

FREEWAYS TRUST
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STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 MARCH 2024

	2024	2023
	£	£
Cash flows from operating activities		
Net cash used in operating activities	473,356	522,041
Cash flows from investing activities		
Interest received	68,938	13,376
Purchase of tangible fixed assets	(310,180)	(285,689)
Net cash used in investing activities	(241,242)	(272,313)
Cash flows from financing activities		
Net cash provided by financing activities	-	-
Change in cash and cash equivalents in the year	232,114	249,728
Cash and cash equivalents at the beginning of the year	3,349,187	3,099,459
Cash and cash equivalents at the end of the year	3,581,301	3,349,187

The notes on pages 13 to 24 form part of these financial statements

FREEWAYS TRUST
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NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2024

1. General information

Freeways Trust is a private company limited by guarantee, incorporated in England and Wales, with the registered company number 5026647 and the registered charity number 1102216. The charity's registered office is Leigh Court Day Centre, Pill Road, Abbots Leigh, Bristol, BS8 3RA.

2. Accounting policies

2.1 BASIS OF PREPARATION OF FINANCIAL STATEMENTS

The financial statements have been prepared in accordance with the Charities SORP (FRS 102) - 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 (FRS 102) (effective 1 January 2019), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

Freeways Trust meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

2.2 GOING CONCERN

The Trustees consider that there are no material uncertainties about Freeway Trust's ability to continue as a going concern based on the ongoing cashflows of the charity. Rental payments continue to be received from both Freeways and for tenants in supported living accommodation.

2.3 INCOME

All income is recognised once the Charity has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably.

Income tax recoverable in relation to investment income is recognised at the time the investment income is receivable.

2.4 EXPENDITURE

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges allocated on the portion of the asset's use.

Expenditure on charitable activities is incurred on directly undertaking the activities which further the Charity's objectives, as well as any associated support costs.

All expenditure is inclusive of irrecoverable VAT.

2.5 INTEREST RECEIVABLE

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the Charity; this is normally upon notification of the interest paid or payable by the institution with whom the funds are deposited.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2024

2. Accounting policies (continued)

2.6 TANGIBLE FIXED ASSETS AND DEPRECIATION

Tangible fixed assets costing £NIL or more are capitalised and recognised when future economic benefits are probable and the cost or value of the asset can be measured reliably.

Tangible fixed assets are initially recognised at cost. After recognition, under the cost model, tangible fixed assets are measured at cost less accumulated depreciation and any accumulated impairment losses. All costs incurred to bring a tangible fixed asset into its intended working condition should be included in the measurement of cost.

Depreciation is charged so as to allocate the cost of tangible fixed assets less their residual value over their estimated useful lives.

Depreciation is provided on the following bases:

Freehold property	- 50 years straight line
Plant and machinery	- 5-10 years straight line
Motor vehicles	- 5 years straight line

2.7 DEBTORS

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

2.8 CASH AT BANK AND IN HAND

Cash at bank and in hand includes cash and short-term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

2.9 LIABILITIES AND PROVISIONS

Liabilities are recognised when there is an obligation at the Balance Sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably.

Liabilities are recognised at the amount that the Charity anticipates it will pay to settle the debt or the amount it has received as advanced payments for the goods or services it must provide.

Provisions are measured at the best estimate of the amounts required to settle the obligation. Where the effect of the time value of money is material, the provision is based on the present value of those amounts, discounted at the pre-tax discount rate that reflects the risks specific to the liability. The unwinding of the discount is recognised in the Statement of Financial Activities as a finance cost.

2.10 FINANCIAL INSTRUMENTS

The Charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

2.11 PENSIONS

The Charity operates a defined contribution pension scheme and the pension charge represents the amounts payable by the Charity to the fund in respect of the year.

FREEWAYS TRUST
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NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2024

2. Accounting policies (continued)

2.12 FUND ACCOUNTING

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 for particular purposes. The aim and use of each designated fund is set out in the notes to the financial statements.

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 costs 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.

Investment income, gains and losses are allocated to the appropriate fund.

3. Income from charitable activities

	Unrestricted funds 2024 £	Total funds 2024 £	Total funds 2023 £
Rental income from Freeways	534,996	534,996	509,520
Rental income from supported living properties	517,292	517,292	498,321
	<u>1,052,288</u>	<u>1,052,288</u>	<u>1,007,841</u>
TOTAL 2023	<u>1,007,841</u>	<u>1,007,841</u>	

4. Income from other trading activities

Income from fundraising events

	Unrestricted funds 2024 £	Restricted funds 2024 £	Total funds 2024 £	Total funds 2023 £
Other income	30,391	-	30,391	114,922
TOTAL 2023	<u>39,922</u>	<u>75,000</u>	<u>114,922</u>	

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NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2024

5. Investment income

	Unrestricted funds 2024 £	Total funds 2024 £	Total funds 2023 £
Bank interest	68,938	68,938	13,376
TOTAL 2023	13,376	13,376	

6. Analysis of expenditure by activities

	Activities undertaken directly 2024 £	Support costs 2024 £	Total funds 2024 £	Total funds 2023 £
Provision of care services	914,616	21,516	936,132	836,170
	914,616	21,516	936,132	836,170
TOTAL 2023	821,438	14,732	836,170	

Analysis of direct costs

	Total funds 2024 £	Total funds 2023 £
Staff costs	121,550	118,072
Depreciation	311,618	298,954
Management charge	22,602	11,603
Legal and professional fees	73,875	41,523
Repairs and maintenance	236,859	186,875
Other property expenses	148,112	151,810
Loss on the disposal of fixed assets	-	12,601
	914,616	821,438

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FOR THE YEAR ENDED 31 MARCH 2024

6. Analysis of expenditure by activities (continued)

Analysis of support costs

	Total funds 2024 £	Total funds 2023 £
Governance costs	21,516	14,732

7. Auditors' remuneration

	2024 £	2023 £
Fees payable to the Charity's auditor for the audit of the Charity's annual accounts	5,250	5,000

8. Staff costs

	2024 £	2023 £
Wages and salaries	99,800	97,754
Social security costs	18,651	17,644
Other pension costs	3,099	2,674
	121,550	118,072

The average number of persons employed by the Charity during the year was as follows:

	2024 No.	2023 No.
Administration	1	1
Maintenance	5	5
	6	6

No employee received remuneration amounting to more than £60,000 in either year.

The key management personnel comprise the Trustees, the Company Secretary and the Strategic Estates Manager. The total employee benefits of the key management personnel of the charity was £32,288 (2023: £67,506). Some of these costs are included in the management charge.

FREEWAYS TRUST
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NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2024

9. Trustees' remuneration and expenses

During the year, no Trustees received any remuneration or other benefits (2023 - £NIL).

During the year ended 31 March 2024, expenses totalling £2,008 were reimbursed or paid directly to 2 Trustees (2023 - £NIL).

During the year, Trustee indemnity insurance was purchased at a cost of £4,760 (2023: £4,760) to cover Trustees, directors and employees.

10. Tangible fixed assets

	Freehold property £	Plant and machinery £	Motor vehicles £	Assets under construction £	Total £
COST OR VALUATION					
At 1 April 2023	13,577,039	37,200	27,360	36,824	13,678,423
Additions	310,180	-	-	-	310,180
At 31 March 2024	13,887,219	37,200	27,360	36,824	13,988,603
DEPRECIATION					
At 1 April 2023	4,316,688	37,200	912	-	4,354,800
Charge for the year	306,146	-	5,472	-	311,618
At 31 March 2024	4,622,834	37,200	6,384	-	4,666,418
NET BOOK VALUE					
At 31 March 2024	9,264,385	-	20,976	36,824	9,322,185
At 31 March 2023	9,260,351	-	26,448	36,824	9,323,623

There was a depreciation charge of £9,870 to the restricted fund in the year (2023: £9,870) and a net book value at the year end of £444,150 (2023: £454,020) in relation to charges held by NHS England over a freehold property.

Assets under construction relate to the development works ongoing at Orchard Cottage.

The tangible fixed assets are all used to support Freeways Trust activities.

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NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2024

11. Investment property

	Freehold investment property £
VALUATION	
At 1 April 2023	337,500
Surplus on revaluation	26,500
	<hr/>
At 31 March 2024	364,000
	<hr/> <hr/>

Investment property relates to land owned at Leigh Court Farm. The fair value of the land is based on an independent valuation carried out by Nancekivell & Partners in March 2024.

12. Debtors

	2024 £	2023 £
DUE WITHIN ONE YEAR		
Other debtors	-	3,494
Prepayments and accrued income	51,805	67,056
	<hr/>	<hr/>
	51,805	70,550
	<hr/> <hr/>	<hr/> <hr/>

13. Creditors: Amounts falling due within one year

	2024 £	2023 £
Trade creditors	36,378	52,517
Other taxation and social security	4,271	4,329
Other creditors	20,218	16,071
Accruals and deferred income	17,609	9,113
	<hr/>	<hr/>
	78,476	82,030
	<hr/> <hr/>	<hr/> <hr/>

Deferred income for 2024 was £Nil (2023: £39,664). The amounts deferred at 31 March 2023 will be recognised in the 2023/24 financial year. Deferred income relates to rental income received in advance and a contribution towards the cost of adaptations at Orchard Cottage.

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NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2024

14. Statement of funds

Statement of funds - current year

	Balance at 1 April 2023 £	Income £	Expenditure £	Gains/ (Losses) £	Balance at 31 March 2024 £
UNRESTRICTED FUNDS					
DESIGNATED FUNDS					
Strategic Estate Programme	1,702,344	-	-	-	1,702,344
GENERAL FUNDS					
General Funds	10,767,466	1,151,617	(926,262)	26,500	11,019,321
TOTAL UNRESTRICTED FUNDS	12,469,810	1,151,617	(926,262)	26,500	12,721,665
RESTRICTED FUNDS					
NHS Grant	454,020	-	(9,870)	-	444,150
Orchard Cottage grant	75,000	-	-	-	75,000
	529,020	-	(9,870)	-	519,150
TOTAL OF FUNDS	12,998,830	1,151,617	(936,132)	26,500	13,240,815

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NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2024

14. Statement of funds (continued)

Statement of funds - prior year

	Balance at 1 April 2022 £	Income £	Expenditure £	Balance at 31 March 2023 £
UNRESTRICTED FUNDS				
DESIGNATED FUNDS				
Strategic Estate Programme	1,702,344	-	-	1,702,344
GENERAL FUNDS				
General Funds	10,532,627	1,061,139	(826,300)	10,767,466
TOTAL UNRESTRICTED FUNDS	12,234,971	1,061,139	(826,300)	12,469,810
RESTRICTED FUNDS				
NHS Grant	463,890	-	(9,870)	454,020
Orchard Cottage grant	-	75,000	-	75,000
	463,890	75,000	(9,870)	529,020
TOTAL OF FUNDS	12,698,861	1,136,139	(836,170)	12,998,830

Strategic Estate Programme - The Trustees gave designated funds to implement the programme of estate improvements and replacements planned to take place over the next 7 to 10 years.

NHS Grant - a capital grant from NHS England for use in providing supported living accommodation for people with a learning disability.

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NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2024

15. Summary of funds

Summary of funds - current year

	Balance at 1 April 2023 £	Income £	Expenditure £	Gains/ (Losses) £	Balance at 31 March 2024 £
Designated funds	1,702,344	-	-	-	1,702,344
General funds	10,767,466	1,151,617	(926,262)	26,500	11,019,321
Restricted funds	529,020	-	(9,870)	-	519,150
	<u>12,998,830</u>	<u>1,151,617</u>	<u>(936,132)</u>	<u>26,500</u>	<u>13,240,815</u>

Summary of funds - prior year

	Balance at 1 April 2022 £	Income £	Expenditure £	Balance at 31 March 2023 £
Designated funds	1,702,344	-	-	1,702,344
General funds	10,532,627	1,061,139	(826,300)	10,767,466
Restricted funds	463,890	75,000	(9,870)	529,020
	<u>12,698,861</u>	<u>1,136,139</u>	<u>(836,170)</u>	<u>12,998,830</u>

16. Analysis of net assets between funds

Analysis of net assets between funds - current period

	Unrestricted funds 2024 £	Restricted funds 2024 £	Total funds 2024 £
Tangible fixed assets	8,841,211	480,974	9,322,185
Investment property	364,000	-	364,000
Current assets	3,594,930	38,176	3,633,106
Creditors due within one year	(78,476)	-	(78,476)
TOTAL	<u>12,721,665</u>	<u>519,150</u>	<u>13,240,815</u>

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NOTES TO THE FINANCIAL STATEMENTS
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16. Analysis of net assets between funds (continued)

Analysis of net assets between funds - prior period

	Unrestricted funds 2023 £	Restricted funds 2023 £	Total funds 2023 £
Tangible fixed assets	8,832,779	490,844	9,323,623
Investment property	337,500	-	337,500
Current assets	3,381,561	38,176	3,419,737
Creditors due within one year	(82,030)	-	(82,030)
TOTAL	12,469,810	529,020	12,998,830

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

	2024 £	2023 £
Net income for the period (as per Statement of Financial Activities)	241,985	299,969
ADJUSTMENTS FOR:	311,618	298,954
Depreciation charges	(68,938)	(13,376)
Interest received	-	12,601
Loss on the sale of fixed assets	18,745	(10,820)
Decrease/(increase) in debtors	(3,554)	(65,287)
Decrease in creditors	(26,500)	-
Revaluation of investment property		
NET CASH PROVIDED BY OPERATING ACTIVITIES	473,356	522,041

18. Analysis of cash and cash equivalents

	2024 £	2023 £
Cash in hand	3,581,301	3,349,187
TOTAL CASH AND CASH EQUIVALENTS	3,581,301	3,349,187

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NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2024

19. Analysis of changes in net debt

	At 1 April 2023	Cash flows	At 31 March 2024
	£	£	£
Cash at bank and in hand	3,349,187	232,114	3,581,301

20. Contingent liabilities

There is a contingent liability in respect of the capital grant of £493,500 from NHS England to provide accommodation for people with learning disabilities. Should Freeways Trust cease to provide this accommodation or an agreed alternative then the grant would be repayable based on the current value of the property and the original proportion funded by the grant.

21. Related party transactions

The majority of the Trustees are also the Trustees of Freeways, a charitable company that provides residential, supported living and day care services for persons with learning disabilities. Freeways leases some of the charity's properties and paid £534,996 (2023: £509,520) to the charity in the year ended 31 March 2024.

Freeways Trust paid £2,801 (2023: £Nil) to Freeways and received £54,756 (2023: £53,587) in respect of management charges during the year. At the year end, Freeways Trust owed £3,171 (2023: £3,494) to Freeways. This balance is included within creditors (2023: debtors).