

Company registration number: 4750130

Charity registration number: 1102881

Villa Scalabrini

(A company limited by guarantee)

Annual Report and Financial Statements

for the Year Ended 31 March 2025

Sterling Grove Accountants Limited
Chartered Certified Accountants and Statutory Auditors
Fawley House
2 Regatta Place
Marlow Road
Bourne End
Buckinghamshire
SL8 5TD

Villa Scalabrini

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Villa Scalabrini

Reference and Administrative Details

Trustees	Mr Michael Polledri M.B.E. Fr Francesco Buttazzo Fr Giuseppe Bortolazzo Fr Geraldo Melotti Junior Fr Mauro Lazzarato Mr Stefano Fiori Mrs Lisa Ciccone Mr Francis Giacon Rev Tam Nguyen Van
Secretary	Lino De Almeida
Charity Registration Number	1102881
Company Registration Number	4750130
Registered Office	Green Street Shenley Herts WD7 9BB
Auditor	Sterling Grove Accountants Limited Chartered Certified Accountants and Statutory Auditors Fawley House 2 Regatta Place Marlow Road Bourne End Buckinghamshire SL8 5TD
Bankers	CAF Bank Limited

Villa Scalabrini

Strategic Report for the Year Ended 31 March 2025

The trustees, who are directors for the purposes of company law, present their strategic report for the year ended 31 March 2025, in compliance with s414C of the Companies Act 2006.

The financial statements have been prepared in accordance with the accounting policies set out in the notes to the accounts and comply with the charity's governing document, the Charities Act 2011 and Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland published on 16 July 2014.

Financial review

In 2023/24 the charity's accounts show a surplus of £799,614 (2024: £475,309).

The charity income levels increased from £3.037m to £3.512m due to increase fees and high level of occupancy levels throughout the year.

Costs have increased from £2.570m to £2.711m which was mainly due to staff costs increase to meet the demands of the home and depreciation charge increased as a result of addition costs because of the New Wing, Interior Design, Barn Design and Fire Stop Projects..

The accounting figures appear to be very robust, however we constantly review principal risks and uncertainties quarterly.

Policy on reserves

It is the policy of the charity to maintain sufficient unrestricted funds at the level which is similar to one years expenditure levels for charitable activities. This policy enables the home to maintain its standards even in a year of difficulty.

The trustees have the power to invest in such stocks and shares, investments and property as they see fit. The trustees hold the majority of funds on interest-bearing deposit with a small investment held in CAF Balanced Growth Fund.

The strategic report was approved by the trustees of the charity on 27 October 2025 and signed on its behalf by:


Fr Giuseppe Bortolazzo
Trustee

Villa Scalabrini

Trustees' Report

The trustees, who are directors for the purposes of company law, present the annual report together with the financial statements and auditors' report of the charitable company for the year ended 31 March 2025.

Trustees and officers

The trustees and officers serving during the year and since the year end were as follows:

Trustees:

Mr Michael Polledri M.B.E.

Fr Francesco Buttazzo

Fr Giuseppe Bortolazzo

Fr Geraldo Melotti Junior

Fr Mauro Lazzarato

Mr Stefano Fiori

Mrs Lisa Ciccone

Mr Francis Giacon

Fr Jovannie Postrano (resigned 13 June 2024)

Rev Tam Nguyen Van (appointed 21 November 2024)



Secretary:

Gentil Goncalves (resigned 12 July 2024)

Lino De Almeida (appointed 26 July 2024)

Villa Scalabrini

Trustees' Report

Objectives and activities

The Charity is committed to providing quality, person- centred, care to its residents in a friendly and welcoming environment. To do this, staff are key. The Charity prides itself on the professionalism, dedication and commitment of its staff.

However, the Trustees are aware of the difficulties which the care sector faces in terms of staff recruitment and retention. With this in mind, the Charity provides affordable accommodation to staff both on-site and in a house in Shenley. The Trustees also seek to ensure that its staff are paid a fair market salary and that they operate in a supportive and friendly environment.

The Trustees use various means and sources to gauge the Villa's performance. These include assessments and reports made by the Care Quality Commission and by those local authorities who support residents at the Villa. Villa Scalabrini has been rated 'outstanding' by the CQC since February 2020. The Trustees also have regard to feedback from residents and their families and visitors, both formal and informal.

The Trustees, with the Villa's management team, also continually seek to improve the facilities at the Villa. The construction of a new wing commenced in November 2023. This new wing will provide several new rooms for residents as well as some additional staff accommodation. There have been some challenges with this project and it is not clear, at this stage, when it will be completed.

A complete refurbishment of the common areas and the residents' rooms has been undertaken, to make them more attractive and beneficial to residents, staff and visitors, both operationally and aesthetically. This project is virtually complete and the feedback from staff, residents and visitors has been positive.

In response to a recommendation from a supervising authority, the Villa has installed a back-up generator.

The function hall, close to the main building, is also being refurbished with a significant part of the cost being borne by the Friends of Villa Scalabrini.

For the longer term, the Trustees continue to consider ways in which the Villa may be expanded and improved further, in the services provided and the accommodation and facilities that are available to residents and staff, so that the Charity is in a position to meet the needs of future residents and the challenges of recruiting and retaining suitable personnel in a competitive market.

The Trustees keep the finances of the Villa under constant review. The financial period to 31st March 2025 was a positive one, even with the expenditure on the various projects mentioned above, as well as the increased costs of operation, such as the rise in energy costs and pay increases. The Trustees are confident that the costs of these projects and the ongoing running costs of the Villa can continue to be met without recourse to third party borrowing.

The Trustees supported the main fundraising activities held in the grounds of the Villa, namely, the annual Scampagnata (fayre) and the Classic Car Show. The Trustees are very grateful to all those who helped to organise and deliver these events, in particular, the Friends of Villa Scalabrini and members of staff.

The Trustees are also very grateful to all those individuals and organisations who have made donations to the Charity in this financial year. The Trustees wish to thank, in particular the Italian Medical Charity, the Mazzini-Garibaldi Foundation and the RSA Trust for their significant financial support.

Villa Scalabrini

Trustees' Report

Public benefit

The Charity's activities focus on providing care to the elderly and are undertaken to further the Charity's work for the benefit of the public.

Although Villa Scalabrini was originally established for the purpose of accommodating and caring mainly for elderly Italians, it now offers equal opportunities to all cultures, religions and nationalities, therefore welcoming all individuals.

Villa Scalabrini has the facilities to accommodate 53 residents. Some are privately funded while others are part or fully funded through local Authorities. On completion of the new wing, an additional seven rooms will be provided for residents.

The Trustees are mindful of the fees that are charged to residents and continue to do what they can to keep the Villa's charges at an appropriate level, whilst ensuring the Charity's solvency.

Villa Scalabrini is committed to providing friendly, dedicated and professional care and support that the residents require and expects all staff and volunteers to share this commitment.

The level of care provided depends on the individual circumstances and Villa Scalabrini seeks to recognise each resident's physical, emotional, social and spiritual needs and to provide appropriate support to meet them.

The Trustees confirm that they have complied with the requirements of section 17 of the Charities Act 2011 to have due regard to the public benefit guidance published by the Charity Commission for England and Wales.

Structure, governance and management

Nature of governing document

The Charitable Company, which is Limited by guarantee, was incorporated on 1 May 2003 under registration number 4750130 and is governed by its Memorandum and Articles of Association. The company was registered with the Charity Commission on 26 March 2004 and given the number 1102881.

Recruitment and appointment of trustees

When the need for a new trustee is identified, a search is undertaken for candidates and then their suitability is discussed and appropriate background checks undertaken. A new trustee is introduced at the next appropriate trustee meeting but does not become a trustee until the results of the checks are received and the legal processes have been completed.

Induction and training of trustees

Induction takes the form of a meeting with other Trustees and, where relevant, key staff who explain responsibilities and how the Villa works. The new trustee is also supplied with Charity Commission guidance on the trustee's role and responsibilities.

Villa Scalabrini

Trustees' Report

Organisational structure

The day to day management of the home is undertaken by a management team led by Mr Lino d' Almeida. The management team report regularly to the Trustees.

None of the Trustees have any beneficial interest in the company. All of the Trustees are members of the company and guarantee to contribute £1 in the event of a winding up.

The Trustees meet on a regular basis to review the Charity's performance and issue new guidance if required.

The charity is connected to the Scalabrini Fathers Company (Charities Commission reference 1141084) and to the Regional Provincial House based in Basel, Switzerland.

Financial instruments

Objectives and policies

The Charity's activities expose it to a number of financial risks including credit risk, cash flow risk and liquidity risk. The use of financial derivatives is governed by the charity's policies approved by the board of trustees, which provide written principles on the use of financial derivatives to manage these risks. The charity does not use derivative financial instruments for speculative purposes.

Credit risk

The Charity's principal financial assets are bank balances and cash, trade and other receivables, and investments.

The Charity's credit risk is primarily attributable to its trade receivables. The amounts presented in the balance sheet are net of allowances for doubtful receivables. An allowance for impairment is made where there is an identified loss event which, based on previous experience, is evidence of a reduction in the recoverability of the cash flows.

The credit risk on liquid funds and derivative financial instruments is limited because the counterparties are banks with high credit-ratings assigned by international credit-rating agencies.

The Charity has no significant concentration of credit risk, with exposure spread over a large number of counterparties and customers.

Liquidity risk

In order to maintain liquidity to ensure that sufficient funds are available for ongoing operations and future developments, the Charity uses, as appropriate, a mixture of long-term and short-term debt finance.

Further details regarding liquidity risk can be found in the Statement of accounting policies in the financial statements.

Disclosure of information to auditor

Each trustee has taken steps that they ought to have taken as a trustee in order to make themselves aware of any relevant audit information and to establish that the charity's auditor is aware of that information. The trustees confirm that there is no relevant information that they know of and of which they know the auditor is unaware.

The annual report was approved by the trustees of the charity on 27 October 2025 and signed on its behalf by:


Fr Giuseppe Bortolazzo
Trustee

Villa Scalabrini

Statement of Trustees' Responsibilities

The trustees (who are also the directors of Villa Scalabrini 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), including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland".

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 charitable company and of the incoming resources and application of resources, including its 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 apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards, comprising FRS 102 have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in business.

The trustees are responsible for keeping proper accounting records that can 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.

The trustees are responsible for the maintenance and integrity of the corporate and financial information included on the charitable company's website. Legislation governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

Approved by the trustees of the charity on 27 October 2025 and signed on its behalf by:


Fr Giuseppe Bortolazzo
Trustee

Villa Scalabrini

Independent Auditor's Report to the Members of Villa Scalabrini

Opinion

We have audited the financial statements of Villa Scalabrini (the 'charity') for the year ended 31 March 2025, which comprise the Statement of Financial Activities, Balance Sheet, Statement of Cash Flows, 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 United Kingdom Accounting Standards, comprising Charities SORP - FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and applicable law (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 March 2025 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the auditor responsibilities for the audit of the financial statements section of our report. We are independent of the charity 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 charity's ability to continue as a going concern for a period of at least twelve months from when the original financial statements were 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 trustees are responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. 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.

In connection with our audit of the financial statements, 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 audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. 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.

Villa Scalabrini

Independent Auditor's Report to the Members of Villa Scalabrini

Opinion on other matter 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 Strategic Report and Trustees' Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Strategic Report and Trustees' Report have been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of our knowledge and understanding of the charity and its environment obtained in the course of the audit, we have not identified material misstatements in the Strategic Report and the Trustees' Report.

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.

Responsibilities of trustees

As explained more fully in the Statement of Trustees' Responsibilities (set out on page 7), the trustees 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 charity'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 charity or to cease operations, or have no realistic alternative but to do so.

Auditor responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

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Independent Auditor's Report to the Members of Villa Scalabrini

Our approach to identifying and assessing the risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, was as follows:

- the engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify or recognise non-compliance with applicable laws and regulations;
- we identified the laws and regulations applicable to the company through discussions with directors and other management, and from our commercial knowledge and experience of the environmental waste sector;
- we focused on specific laws and regulations which we considered may have a direct material effect on the financial statements or the operations of the company, including the Companies Act 2006, taxation legislation and data protection, anti-bribery, employment, environmental and health and safety legislation;
- we assessed the extent of compliance with the laws and regulations identified above through making enquiries of management and inspecting legal correspondence; and
- identified laws and regulations were communicated within the audit team regularly and the team remained alert to instances of non-compliance throughout the audit.

We assessed the susceptibility of the company's financial statements to material misstatement, including obtaining an understanding of how fraud might occur, by:

- making enquiries of management as to where they considered there was susceptibility to fraud, their knowledge of actual, suspected and alleged fraud; and
- considering the internal controls in place to mitigate risks of fraud and non-compliance with laws and regulations.

To address the risk of fraud through management bias and override of controls, we:

- performed analytical procedures to identify any unusual or unexpected relationships;
- tested journal entries to identify unusual transactions;
- assessed whether judgements and assumptions made in determining the accounting estimates set out in the accounting policies were indicative of potential bias; and
- investigated the rationale behind significant or unusual transactions.

In response to the risk of irregularities and non-compliance with laws and regulations, we designed procedures which included, but were not limited to:

- agreeing financial statement disclosures to underlying supporting documentation;
- reading the minutes of meetings of those charged with governance;
- enquiring of management as to actual and potential litigation and claims; and
- reviewing correspondence with HMRC, relevant regulators and the company's legal advisors.

There are inherent limitations in our audit procedures described above. The more removed that laws and regulations are from financial transactions, the less likely it is that we would become aware of non-compliance. Auditing standards also limit the audit procedures required to identify non-compliance with laws and regulations to enquiry of the directors and other management and the inspection of regulatory and legal correspondence, if any.

Material misstatements that arise due to fraud can be harder to detect than those that arise from error as they may involve deliberate concealment or collusion.

Use of our report

This report is made solely to the charitable company's trustees, 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 charity's trustees those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charitable company and its trustees as a body, for our audit work, for this report, or for the opinions we have formed.

Villa Scalabrini

Independent Auditor's Report to the Members of Villa Scalabrini



Mr Gianni Pietro Amasanti FCA (Senior Statutory Auditor)
For and on behalf of Sterling Grove Accountants Limited, Statutory Auditor

Fawley House
2 Regatta Place
Marlow Road
Bourne End
Buckinghamshire
SL8 5TD

Date: 27 October 2025

Villa Scalabrini

Statement of Financial Activities for the Year Ended 31 March 2025 (Including Income and Expenditure Account and Statement of Total Recognised Gains and Losses)

	Note	Unrestricted £	Restricted £	Total 2025 £
Income and Endowments from:				
Donations and legacies	3	62,691	129,000	191,691
Charitable activities	4	3,253,892	-	3,253,892
Investment income	5	46,924	-	46,924
Other income	6	19,236	-	19,236
Total income		<u>3,382,743</u>	<u>129,000</u>	<u>3,511,743</u>
Expenditure on:				
Raising funds		(4,360)	-	(4,360)
Charitable activities	7	(2,670,414)	(165)	(2,670,579)
Other expenditure	8	<u>(36,000)</u>	<u>-</u>	<u>(36,000)</u>
Total expenditure		<u>(2,710,774)</u>	<u>(165)</u>	<u>(2,710,939)</u>
Gains/losses on investment assets		<u>(1,190)</u>	<u>-</u>	<u>(1,190)</u>
Net income		670,779	128,835	799,614
Transfers between funds		<u>150,237</u>	<u>(150,237)</u>	<u>-</u>
Net movement in funds		821,016	(21,402)	799,614
Reconciliation of funds				
Total funds brought forward		<u>10,281,747</u>	<u>45,365</u>	<u>10,327,112</u>
Total funds carried forward	22	<u>11,102,763</u>	<u>23,963</u>	<u>11,126,726</u>
		Unrestricted funds £	Restricted funds £	Total 2024 £
Income and Endowments from:				
Donations and legacies	3	56,266	127,365	183,631
Charitable activities	4	2,778,203	-	2,778,203
Investment income	5	48,562	-	48,562
Other income	6	<u>26,405</u>	<u>-</u>	<u>26,405</u>
Total income		<u>2,909,436</u>	<u>127,365</u>	<u>3,036,801</u>
Expenditure on:				
Raising funds		(612)	-	(612)
Charitable activities	7	(2,527,338)	(6,000)	(2,533,338)
Other expenditure	8	<u>(36,000)</u>	<u>-</u>	<u>(36,000)</u>
Total expenditure		<u>(2,563,950)</u>	<u>(6,000)</u>	<u>(2,569,950)</u>
Gains/losses on investment assets		<u>8,458</u>	<u>-</u>	<u>8,458</u>
Net income		353,944	121,365	475,309
Transfers between funds		<u>100,000</u>	<u>(100,000)</u>	<u>-</u>

The notes on pages 16 to 29 form an integral part of these financial statements.

Villa Scalabrini

Statement of Financial Activities for the Year Ended 31 March 2025 (Including Income and Expenditure Account and Statement of Total Recognised Gains and Losses)

	Note	Unrestricted funds £	Restricted funds £	Total 2024 £
Net movement in funds		453,944	21,365	475,309
Reconciliation of funds				
Total funds brought forward		9,827,803	24,000	9,851,803
Total funds carried forward	22	10,281,747	45,365	10,327,112

All of the charity's activities derive from continuing operations during the above two periods.

The funds breakdown for 2024 & 2025 is shown in note 22.

The notes on pages 16 to 29 form an integral part of these financial statements.

Villa Scalabrini

(Registration number: 4750130)
Balance Sheet as at 31 March 2025

	Note	2025 £	2024 £
Fixed assets			
Tangible assets	15	9,345,946	8,130,676
Investments	16	<u>295,552</u>	<u>296,742</u>
		<u>9,641,498</u>	<u>8,427,418</u>
Current assets			
Debtors	17	80,890	57,574
Cash at bank and in hand	18	<u>1,620,675</u>	<u>2,059,553</u>
		1,701,565	2,117,127
Creditors: Amounts falling due within one year	19	<u>(216,337)</u>	<u>(217,433)</u>
Net current assets		<u>1,485,228</u>	<u>1,899,694</u>
Net assets		<u>11,126,726</u>	<u>10,327,112</u>
Funds of the charity:			
Restricted		<u>23,963</u>	<u>45,365</u>
Unrestricted income funds			
Unrestricted		10,971,169	7,148,963
Designated Funds		-	3,000,000
Unrestricted revaluation reserve		<u>131,594</u>	<u>132,784</u>
Total unrestricted funds	22	<u>11,102,763</u>	<u>10,281,747</u>
Total funds		<u>11,126,726</u>	<u>10,327,112</u>

The financial statements on pages 12 to 29 were approved by the trustees, and authorised for issue on 27 October 2025 and signed on their behalf by:


Fr Giuseppe Bortolazzo
Trustee

The notes on pages 16 to 29 form an integral part of these financial statements.

Villa Scalabrini

Statement of Cash Flows for the Year Ended 31 March 2025

	Note	2025 £	2024 £
Cash flows from operating activities			
Net cash income		800,804	466,851
Adjustments to cash flows from non-cash items			
Depreciation	8	236,009	193,016
Investment income	5	<u>(46,924)</u>	<u>(48,562)</u>
		989,889	611,305
Working capital adjustments			
Increase in debtors	17	(23,316)	(50,638)
(Decrease)/increase in creditors	19	<u>(1,096)</u>	<u>24,725</u>
Net cash flows from operating activities		<u>965,477</u>	<u>585,392</u>
Cash flows from investing activities			
Interest receivable and similar income	5	46,924	48,562
Purchase of tangible fixed assets	15	<u>(1,451,279)</u>	<u>(740,491)</u>
Net cash flows from investing activities		<u>(1,404,355)</u>	<u>(691,929)</u>
Net decrease in cash and cash equivalents		(438,878)	(106,537)
Cash and cash equivalents at 1 April		<u>2,059,553</u>	<u>2,166,090</u>
Cash and cash equivalents at 31 March		<u><u>1,620,675</u></u>	<u><u>2,059,553</u></u>

All of the cash flows are derived from continuing operations during the above two periods.

The notes on pages 16 to 29 form an integral part of these financial statements.

Villa Scalabrini

Notes to the Financial Statements for the Year Ended 31 March 2025

1 Charity status

The charity is limited by guarantee, incorporated in England and Wales, and consequently does not have share capital. Each of the trustees is liable to contribute an amount not exceeding £1 towards the assets of the charity in the event of liquidation.

The address of its registered office is:

Green Street

Shenley

Herts

WD7 9BB

These financial statements were authorised for issue by the trustees on 27 October 2025.

2 Accounting policies

Summary of significant accounting policies and key accounting estimates

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

Statement of compliance

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice (applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)) (issued in October 2019) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

Basis of preparation

Villa Scalabrini 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 notes.

Going concern

The trustees consider that there are no material uncertainties about the charity's ability to continue as a going concern nor any significant areas of uncertainty that affect the carrying value of assets held by the charity.

Income and endowments

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 the income receivable can be measured reliably.

Donations and legacies

Donations are recognised when the charity has been notified in writing of both the amount and settlement date. In the event that a donation is subject to conditions that require a level of performance by the charity before the charity is entitled to the funds, the income is deferred and not recognised until either those conditions are fully met, or the fulfilment of those conditions is wholly within the control of the charity and it is probable that these conditions will be fulfilled in the reporting period.

Villa Scalabrini

Notes to the Financial Statements for the Year Ended 31 March 2025

Grants receivable

Grants are recognised when the charity has an entitlement to the funds and any conditions linked to the grants have been met. Where performance conditions are attached to the grant and are yet to be met, the income is recognised as a liability and included on the balance sheet as deferred income to be released.

Deferred income

Deferred income represents amounts received for future periods and is released to incoming resources in the period for which, it has been received. Such income is only deferred when:

- The donor specifies that the grant or donation must only be used in future accounting periods; or
- The donor has imposed conditions which must be met before the charity has unconditional entitlement.

Investment income

Dividends are recognised once the dividend has been declared and notification has been received of the dividend due.

Expenditure

All expenditure is recognised once there is a legal or constructive obligation to that expenditure, it is probable settlement is required and the amount can be measured reliably. All costs are allocated to the applicable expenditure heading that aggregate similar costs to that category. Where costs cannot be directly attributed to particular headings they have been allocated on a basis consistent with the use of resources, with central staff costs allocated on the basis of time spent, and depreciation charges allocated on the portion of the asset's use. Other support costs are allocated based on the spread of staff costs.

Raising funds

These are costs incurred in attracting voluntary income, the management of investments and those incurred in trading activities that raise funds.

Charitable activities

Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

Governance costs

These include the costs attributable to the charity's compliance with constitutional and statutory requirements, including audit, strategic management and trustees meetings and reimbursed expenses.

Taxation

The charity is considered to pass the tests set out in Paragraph 1 Schedule 6 of the Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes. Accordingly, the charity is potentially exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3 Part 11 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

Tangible fixed assets

Individual fixed assets costing £100 or more are initially recorded at cost.

Villa Scalabrini

Notes to the Financial Statements for the Year Ended 31 March 2025

Depreciation and amortisation

Depreciation is provided on tangible fixed assets so as to write off the cost or valuation, less any estimated residual value, over their expected useful economic life as follows:

Asset class	Depreciation method and rate
Freehold property	Over 50 years
Fixtures and fittings	15-20% Reducing balance
Motor vehicles	25% Reducing balance

Research and development

Research and development expenditure is written off as incurred.

Fixed asset investments

Fixed asset investments, other than programme related investments, are included at market value at the balance sheet date. Realised gains and losses on investments are calculated as the difference between sales proceeds and their market value at the start of the year, or their subsequent cost, and are charged or credited to the Statement of Financial Activities in the period of disposal.

Unrealised gains and losses represent the movement in market values during the year and are credited or charged to the Statement of Financial Activities based on the market value at the year end.

Trade debtors

Trade debtors are amounts due from customers for merchandise sold or services performed in the ordinary course of business.

Trade debtors are recognised initially at the transaction price. They are subsequently measured at amortised cost using the effective interest method, less provision for impairment. A provision for the impairment of trade debtors is established when there is objective evidence that the charity will not be able to collect all amounts due according to the original terms of the receivables.

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

Trade creditors

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if the charity does not have an unconditional right, at the end of the reporting period, to defer settlement of the creditor for at least twelve months after the reporting date. If there is an unconditional right to defer settlement for at least twelve months after the reporting date, they are presented as non-current liabilities.

Trade creditors are recognised initially at the transaction price and subsequently measured at amortised cost using the effective interest method.

Villa Scalabrini

Notes to the Financial Statements for the Year Ended 31 March 2025

Borrowings

Interest-bearing borrowings are initially recorded at fair value, net of transaction costs. Interest-bearing borrowings are subsequently carried at amortised cost, with the difference between the proceeds, net of transaction costs, and the amount due on redemption being recognised as a charge to the Statement of Financial Activities over the period of the relevant borrowing.

Interest expense is recognised on the basis of the effective interest method and is included in interest payable and similar charges.

Borrowings are classified as current liabilities unless the charity has an unconditional right to defer settlement of the liability for at least twelve months after the reporting date.

Fund structure

Unrestricted income funds are general funds that are available for use at the trustees discretion in furtherance of the objectives of the charity.

Designated funds are unrestricted funds set aside for specific purposes at the discretion of the trustees.

Restricted income funds are those donated for use in a particular area or for specific purposes, the use of which is restricted to that area or purpose.

Pensions and other post retirement obligations

The charity operates a defined contribution pension scheme which is a pension plan under which fixed contributions are paid into a pension fund and the charity has no legal or constructive obligation to pay further contributions even if the fund does not hold sufficient assets to pay all employees the benefits relating to employee service in the current and prior periods.

Contributions to defined contribution plans are recognised in the Statement of Financial Activities when they are due. If contribution payments exceed the contribution due for service, the excess is recognised as a prepayment.

Villa Scalabrini

Notes to the Financial Statements for the Year Ended 31 March 2025

3 Income from donations and legacies

	Unrestricted funds General £	Restricted funds £	Total 2025 £	Total 2024 £
Donations and legacies;				
Donations from other charities	-	89,000	89,000	-
Donations from individuals	62,691	-	62,691	162,431
Grants;				
Grants from other charities	-	40,000	40,000	21,200
	<u>62,691</u>	<u>129,000</u>	<u>191,691</u>	<u>183,631</u>

4 Income from charitable activities

	Unrestricted funds General £	Total 2025 £	Total 2024 £
Respite care	128,946	128,946	132,027
Private funding	2,269,593	2,269,593	1,843,492
Local authority funding	799,296	799,296	739,300
Hospitality income	56,057	56,057	63,384
	<u>3,253,892</u>	<u>3,253,892</u>	<u>2,778,203</u>

5 Investment income

	Unrestricted funds General £	Total 2025 £	Total 2024 £
Interest receivable and similar income;			
Other interest receivable	46,924	46,924	48,562

6 Other income

	Unrestricted General £	Total 2025 £	Total 2024 £
Fundraising income	19,236	19,236	26,405

Villa Scalabrini

Notes to the Financial Statements for the Year Ended 31 March 2025

7 Expenditure on charitable activities

	Note	Unrestricted		Total	Total
		General	Restricted	2025	2024
		£	£	£	£
Food purchases		122,702	-	122,702	128,582
Utility costs		143,648	-	143,648	110,258
Establishment costs		36,056	-	36,056	31,143
Repairs and maintenance		135,586	-	135,586	126,523
Office expenses		12,484	-	12,484	11,459
Printing, posting and stationery		6,394	-	6,394	16,123
Sundry and other costs		38,198	-	38,198	39,758
Cleaning		38,527	-	38,527	36,105
Motor expenses		7,570	-	7,570	4,147
Advertsing and promotion		1,796	-	1,796	3,047
Training and welfare costs		8,568	-	8,568	14,651
Depreciation, amortisation and other similar costs		236,009	-	236,009	193,016
Staff costs		1,841,621	165	1,841,786	1,760,925
Governance costs	9	41,255	-	41,255	57,601
		<u>2,670,414</u>	<u>165</u>	<u>2,670,579</u>	<u>2,533,338</u>

8 Other expenditure

	Note	Unrestricted funds General	Total funds
		£	£
Donations paid		<u>36,000</u>	<u>36,000</u>
Total for 2025		<u>36,000</u>	<u>36,000</u>
Total for 2024		<u>36,000</u>	<u>36,000</u>

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Notes to the Financial Statements for the Year Ended 31 March 2025

9 Analysis of governance and support costs

Governance costs

	Unrestricted funds General £	Total 2025 £	Total 2024 £
Audit fees			
Audit of the financial statements	8,400	8,400	7,800
Other fees paid to auditors	9,698	9,698	12,409
Legal fees	23,034	23,034	37,129
Bank charges	123	123	263
	<u>41,255</u>	<u>41,255</u>	<u>57,601</u>

10 Net incoming/outgoing resources

Net incoming resources for the year include:

	2025 £	2024 £
Audit fees	8,400	7,800
Depreciation of fixed assets	<u>236,009</u>	<u>193,016</u>

11 Trustees remuneration and expenses

No trustees, nor any persons connected with them, have received any remuneration from the charity during the year.

No trustees have received any reimbursed expenses or any other benefits from the charity during the year.

12 Staff costs

The aggregate payroll costs were as follows:

	2025 £	2024 £
Staff costs during the year were:		
Wages and salaries	1,655,991	1,592,621
Social security costs	153,656	138,074
Pension costs	<u>32,139</u>	<u>30,230</u>
	<u>1,841,786</u>	<u>1,760,925</u>

Villa Scalabrini

Notes to the Financial Statements for the Year Ended 31 March 2025

The monthly average number of persons (including senior management / leadership team) employed by the charity during the year expressed as full time equivalents was as follows:

	2025 No	2024 No
Residential home	<u>61</u>	<u>65</u>

50 (2024 - 56) of the above employees participated in the Defined Contribution Pension Schemes.

The number of employees whose emoluments fell within the following bands was:

	2025 No	2024 No
£60,001 - £70,000	-	1
£80,001 - £90,000	<u>1</u>	<u>-</u>

The total employee benefits of the key management personnel of the charity were £112,848 (2024 - £167,255).

13 Auditors' remuneration

	2025 £	2024 £
Audit of the financial statements	<u>8,400</u>	<u>7,800</u>
Other fees to auditors		
All other non-audit services	<u>9,698</u>	<u>12,409</u>

14 Taxation

The charity is a registered charity and is therefore exempt from taxation.

Villa Scalabrini

Notes to the Financial Statements for the Year Ended 31 March 2025

15 Tangible fixed assets

	Freehold Land and buildings £	Furniture and equipment £	Motor vehicles £	Total £
Cost				
At 1 April 2024	8,907,496	638,905	13,559	9,559,960
Additions	<u>1,371,955</u>	<u>79,324</u>	<u>-</u>	<u>1,451,279</u>
At 31 March 2025	<u>10,279,451</u>	<u>718,229</u>	<u>13,559</u>	<u>11,011,239</u>
Depreciation				
At 1 April 2024	835,895	580,996	12,393	1,429,284
Charge for the year	<u>205,589</u>	<u>30,128</u>	<u>292</u>	<u>236,009</u>
At 31 March 2025	<u>1,041,484</u>	<u>611,124</u>	<u>12,685</u>	<u>1,665,293</u>
Net book value				
At 31 March 2025	<u>9,237,967</u>	<u>107,105</u>	<u>874</u>	<u>9,345,946</u>
At 31 March 2024	<u>8,071,601</u>	<u>57,909</u>	<u>1,166</u>	<u>8,130,676</u>

16 Fixed asset investments

	2025 £	2024 £
Other investments	<u>295,552</u>	<u>296,742</u>

Other investments

	Other investments £	Total £
Cost or Valuation		
At 1 April 2024	296,742	296,742
Revaluation	<u>(1,190)</u>	<u>(1,190)</u>
At 31 March 2025	<u>295,552</u>	<u>295,552</u>
Net book value		
At 31 March 2025	<u>295,552</u>	<u>295,552</u>
At 31 March 2024	<u>296,742</u>	<u>296,742</u>

Villa Scalabrini

Notes to the Financial Statements for the Year Ended 31 March 2025

17 Debtors

	2025 £	2024 £
Trade debtors	74,993	51,429
Prepayments	5,897	5,045
Other debtors	-	1,100
	<u>80,890</u>	<u>57,574</u>

18 Cash and cash equivalents

	2025 £	2024 £
Cash on hand	925	364
Cash at bank	<u>1,619,750</u>	<u>2,059,189</u>
	<u>1,620,675</u>	<u>2,059,553</u>

19 Creditors: amounts falling due within one year

	2025 £	2024 £
Trade creditors	24,139	106,649
Other taxation and social security	45,459	38,764
Pension scheme creditor	8,138	7,065
Accruals	50,571	44,018
Deferred income	<u>88,030</u>	<u>20,937</u>
	<u>216,337</u>	<u>217,433</u>
	2025 £	2024 £
Deferred income at 1 April 2024	20,937	57,127
Resources deferred in the period	(88,030)	20,937
Amounts released from previous periods	<u>(20,937)</u>	<u>(57,127)</u>
Deferred income at year end	<u>(88,030)</u>	<u>20,937</u>

20 Pension and other schemes

Defined contribution pension scheme

The charity operates a defined contribution pension scheme. The pension cost charge for the year represents contributions payable by the charity to the scheme and amounted to £32,139 (2024 - £30,230) and this expense has been allocated in full to unrestricted funds on the basis that it relates entirely to the running of the home.

Villa Scalabrini

Notes to the Financial Statements for the Year Ended 31 March 2025

21 Reserves

	Unrestricted revaluation reserve £	Total £
At 1 April 2024	132,784	132,784
Unrealised gain on investments	<u>(1,190)</u>	<u>(1,190)</u>
At 31 March 2025	<u>131,594</u>	<u>131,594</u>
	Unrestricted revaluation reserve £	Total £
At 1 April 2023	124,326	124,326
Unrealised gain on investments	<u>8,458</u>	<u>8,458</u>
At 31 March 2024	<u>132,784</u>	<u>132,784</u>

22 Funds

	Balance at 1 April 2024 £	Incoming resources £	Resources expended £	Transfers £	Other recognised gains/(losses) £	Balance at 31 March 2025 £
Unrestricted funds						
General	7,148,963	3,382,743	(2,710,774)	3,151,427	(1,190)	10,971,169
Designated	3,000,000	-	-	(3,000,000)	-	-
Revaluation reserve	<u>132,784</u>	<u>-</u>	<u>-</u>	<u>(1,190)</u>	<u>-</u>	<u>131,594</u>
Total unrestricted funds	10,281,747	3,382,743	(2,710,774)	150,237	(1,190)	11,102,763
Restricted funds	<u>45,365</u>	<u>129,000</u>	<u>(165)</u>	<u>(150,237)</u>	<u>-</u>	<u>23,963</u>
Total funds	<u>10,327,112</u>	<u>3,511,743</u>	<u>(2,710,939)</u>	<u>-</u>	<u>(1,190)</u>	<u>11,126,726</u>

Villa Scalabrini

Notes to the Financial Statements for the Year Ended 31 March 2025

	Balance at 1 April 2024 £	Incoming resources £	Resources expended £	Transfers £	Balance at 31 March 2025 £
Restricted funds					
RSA Trust donation	24,000	-	-	(24,000)	-
Donations for staff	165	-	(165)	-	-
RSA Trust grant	21,200	40,000	-	(61,200)	-
Friends of Villa	-	89,000	-	(65,037)	23,963
	<u>45,365</u>	<u>129,000</u>	<u>(165)</u>	<u>(150,237)</u>	<u>23,963</u>

	Balance at 1 April 2023 £	Incoming resources £	Resources expended £	Transfers £	Other recognised gains/(losses) £	Balance at 31 March 2024 £
Unrestricted funds						
General	8,003,477	2,909,436	(2,563,950)	(1,208,458)	8,458	7,148,963
Designated	1,700,000	-	-	1,300,000	-	3,000,000
Other	<u>124,326</u>	<u>-</u>	<u>-</u>	<u>8,458</u>	<u>-</u>	<u>132,784</u>
Total unrestricted funds	<u>9,827,803</u>	<u>2,909,436</u>	<u>(2,563,950)</u>	<u>100,000</u>	<u>8,458</u>	<u>10,281,747</u>
Restricted funds	<u>24,000</u>	<u>127,365</u>	<u>(6,000)</u>	<u>(100,000)</u>	<u>-</u>	<u>45,365</u>
Total funds	<u><u>9,851,803</u></u>	<u><u>3,036,801</u></u>	<u><u>(2,569,950)</u></u>	<u><u>-</u></u>	<u><u>8,458</u></u>	<u><u>10,327,112</u></u>

Villa Scalabrini

Notes to the Financial Statements for the Year Ended 31 March 2025

The specific purposes for which the funds are to be applied are as follows:

The Designated funds were created by the Trustees for the costs related to the new wing, this work was completed in the year and the funds utilised.

The Restricted funds held are for:

RSA Trust Donation- In 2021 a donation from RSA was received towards a new kitchen in the new dining room. This was completed in the year and the donation was fully utilised against costs in the year for that purpose.

RSA Trust grant- This relates to a donations received by RSA this year and last and it is towards interior renovation, this work commenced in the year and the grants were fully utilised against costs in the year for that purpose.

Friends of Villa- This was a donation received for Barn works and refurbishment, this work commenced in the year, however these works continued into the next financial year.

All of the above costs were fully capitalised and therefore a transfer has been done from the restricted funds to cover this as the asset will be used for general charitable purposes.

Donations for staff- Donations were received specifically for staff last year, and in this year they have distributed to the staff via the payroll.

The purpose of transfers were:

Designated funds- a transfer of funds was made for the funds set aside for new wing works as these were fully completed in the year and the costs included within these accounts.

Revaluation reserve- a transfer has been made for revaluation gain in the year on fixed asset investments held.

Restricted funds- a transfer of funds were made as the restricted funds received for the purpose of the new kitchen, interior refurbishment and barn refurbishments were fully utilised to help fund the costs which have exceeded the donation received.

23 Analysis of net assets between funds

	Unrestricted funds General £	Restricted funds £	Total funds at 31 March 2025 £
Tangible fixed assets	9,345,946	-	9,345,946
Fixed asset investments	295,552	-	295,552
Current assets	1,677,602	23,963	1,701,565
Current liabilities	(216,337)	-	(216,337)
Total net assets	<u>11,102,763</u>	<u>23,963</u>	<u>11,126,726</u>

Villa Scalabrini

Notes to the Financial Statements for the Year Ended 31 March 2025

	Unrestricted funds General £	Restricted funds £	Total funds at 31 March 2024 £
Tangible fixed assets	8,130,676	-	8,130,676
Fixed asset investments	296,742	-	296,742
Current assets	2,071,762	45,365	2,117,127
Current liabilities	(217,433)	-	(217,433)
Total net assets	<u>10,281,747</u>	<u>45,365</u>	<u>10,327,112</u>

24 Analysis of net funds

	At 1 April 2024 £	Financing cash flows £	At 31 March 2025 £
Cash at bank and in hand	<u>2,059,553</u>	<u>(438,878)</u>	<u>1,620,675</u>
Net debt	<u>2,059,553</u>	<u>(438,878)</u>	<u>1,620,675</u>
	At 1 April 2023 £	Financing cash flows £	At 31 March 2024 £
Cash at bank and in hand	<u>2,166,090</u>	<u>(106,537)</u>	<u>2,059,553</u>
Net debt	<u>2,166,090</u>	<u>(106,537)</u>	<u>2,059,553</u>

25 Related party transactions

During the year the charity made the following related party transactions:

Scalabrini Fathers Company

(Scalabrini Fathers Company is a registered with the Charity Commission under reference 1141084, this charity has trustees in common.)

During the year Villa Scalabrini paid donations to Scalabrini Fathers totalling £36,000 (2024: £36,000) for the year. At the balance sheet date the amount due to/from Scalabrini Fathers Company was £Nil (2024 - £Nil).

RSA Trust

(RSA Trust is a registered charity with the Charity Commission under reference 1105523, this charity has trustee in common, Mr Polledri.)

During the year the trust made a grant to Villa Scalabrini totalling £40,000 (2024: £21,200). At the balance sheet date the amount due to/from RSA Trust was £Nil (2024 - £Nil).