

## **Moat house Community Trust**

A Company Limited By Guarantee with no share capital.

Legal and Administrative Information for the year ended 31st March 23

### Trustees/Directors

Martin Smith  
Suzanne McBride  
Victoria Scott  
Kevin Maton  
Rose Tyrrell  
Robert hall MBE  
Sandra Horton  
Kevin Roach  
Janet Barrett

### Registered office

1 Winson avenue  
Coventry CV2 1EA

Registered Company Number 05952949

Registered Charity number 1124087

### Independent examiner

Ken Barnes

10 Woodstock Close  
Burbage Hinckley LE10 2EG  
Bankers

Barclays Bank PLC  
Coventry



**Section A**

**Independent Examiner's Report**

**Report to the trustees**

Charity Name  
Moat House Community Trust

**On accounts for the year  
ended**

31 March 2023

**Charity no  
(if any)**

1124087

**Set out on pages**

*(Remember to include the page numbers of additional sheets)*

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31 March 2023.

**Responsibilities and  
basis of report**

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

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

**Independent  
examiner's statement**

[The charity's gross income exceeded £250,000 and I am qualified to undertake the examination by being a qualified member of [insert name of applicable listed body]]. *Delete [ ] if not applicable.*

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination (other than that disclosed below \*) which gives me cause to believe that in, any material respect:

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

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

*\* Please delete the words in the brackets if they do not apply.*

Signed:

*Ken Barnes*

Date:

23/01/24

Name:

Ken Barnes

**Relevant professional  
qualification(s) or body**



CHARITY COMMISSION  
FOR ENGLAND AND WALES

Moat House Community Trust

No (if any)  
1124087

## Receipts and payments accounts

CC16a

For the period  
from

01/04/2022

To

31/03/2023

### Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
<b>A1 Receipts</b>					
Donations	431	-	-	431	127
Grants	20,000	-	-	20,000	51,247
Social Prebbling	34,664	-	-	34,664	-
Gift Aid	55,076	-	-	55,076	62,356
Community Activities	3,529	-	-	3,529	14,666
Interest	4,155	-	-	4,155	1,238
Investment Income Properties	83,559	-	-	83,559	71,862
Other Income	875	-	-	875	180
	-	-	-	-	-
<b>Sub total (Gross income for AR)</b>	<b>202,289</b>	<b>-</b>	<b>-</b>	<b>202,289</b>	<b>201,666</b>
<b>A2 Asset and Investment sales, (see table).</b>					
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total receipts</b>	<b>202,289</b>	<b>-</b>	<b>-</b>	<b>202,289</b>	<b>201,666</b>
<b>A3 Payments</b>					
Community expenditure	3,835	-	-	3,835	-
Community Grants	35,143	-	-	35,143	-
Overheads	8,127	-	-	8,127	-
Charitable Activities	-	-	-	-	66,145
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	<b>47,105</b>	<b>-</b>	<b>-</b>	<b>47,105</b>	<b>66,145</b>
<b>A4 Asset and investment purchases, (see table)</b>					
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total payments</b>	<b>47,105</b>	<b>-</b>	<b>-</b>	<b>47,105</b>	<b>66,145</b>
<b>Net of receipts/(payments)</b>	<b>155,184</b>	<b>-</b>	<b>-</b>	<b>155,184</b>	<b>135,521</b>
<b>A5 Transfers between funds</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>A6 Cash funds last year end</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Cash funds this year end</b>	<b>155,184</b>	<b>-</b>	<b>-</b>	<b>155,184</b>	<b>135,521</b>

## Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
<b>B1 Cash funds</b>	Bank Account & Deposit Account	311,439	-	-
		-	-	-
		-	-	-
	<b>Total cash funds</b>	<b>311,439</b>	<b>-</b>	<b>-</b>

(agree balances with receipts and payments account(s))

Agreement Error

OK

OK

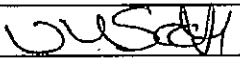
	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
<b>B2 Other monetary assets</b>	Debtors	159,297	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-

	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
<b>B3 Investment assets</b>	Property	Houses	-	-
			-	-
			-	-
			-	-
			-	-

	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
<b>B4 Assets retained for the charity's own use</b>	Furniture & Fitting	General	-	3,236
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-

	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
<b>B5 Liabilities</b>	Creditors	General	545,929	
			-	
			-	
			-	

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval
	VICTORIA YONKE SCOTT	23/01/24

**For the year 1<sup>st</sup> April 2022 - 31<sup>st</sup> March 2023**

## **INTRODUCTION**

The Trustees of Moat House Community Trust (MHCT) are pleased to present this 'Report and Financial Statements' for the year 1<sup>st</sup> April 2022 – 31<sup>st</sup> March 2023. The financial statements have been prepared in accordance with accounting policies, and comply with the Charitable Company Articles of Association, the Charities Act 2016 and the Statement of Recommended Practice; Accounting and Reporting by Charities 2005.

## **SUMMARY OF PURPOSE OF MHCT**

The objects of the Charity are as set out in the Memorandum of Association, these being for the physical and social regeneration of the defined area of Wood End, Henley Green, Manor Farm and Deedmore (WEHM) area of Henley Ward, Coventry. Improving capacity and access to services and activities.

## **RESERVES POLICY**

This policy is reviewed annually considering trading and other operational requirements; therefore, given the uncertain economic climate, MHCT Trustees have taken the decision to maintain a higher level of reserves than the minimum 3 months, thereby being better positioned to respond in particular to:

- St Pat's development: due to its strategic importance to MHCT and the area it serves, to maintain momentum following delays in securing planning permission and rising costs.
- Ongoing demand for services arising from cost-of-living crisis following on from COVID pandemic.
- Staffing, training and equipment investment needed for re-introduction of community services.

MHCT Trustees will, however, continue keep under review its policy to maintain reserves, ensuring a minimum level of 3 months operating income.

## **VISION AND MISSION**

MHCT, is run by and for the residents of WEHM and MHCT continues to invest in the physical and social regeneration of the area; towards building a powerful, healthy community and a place where people are proud to live, learn and work.

MHCT policy is to

- Keep overheads to an operating minimum, maintaining strong management, controls whilst ensuring the flexibility to respond, in an uncertain economic climate.
- Build a property portfolio which delivers both a financial and social return, including:
  - Domestic homes, increased to 13 in year ending March 2023 providing quality accommodation for local people, at affordable rent. Generating a regular, sustainable income source.
  - Commercial property, within the WEHM area; let to a 'blue chip' company on a 20-year lease; creating local jobs and generating a regular, secure income source.
  - Land on Deedmore Road, known as 'St Pat's', MHCT secured planning permission March 2022 to build 21 houses for affordable rent.
- Exploring opportunities to further invest in social enterprises consistent with our charitable objects, e.g.
  - Moat House Café, a safe space for residents to meet whilst employing local people.
- Support the health and well being of the community by working in partnership with residents, voluntary and community, public and private sector organisations.

## **TRUSTEES REPORT**

**For the year 1<sup>st</sup> April 2022 - 31<sup>st</sup> March 2023**

Providing the resources to:

- Tackle food poverty.
- Build a partnership providing 'wraparound' services.
- Address loneliness and isolation
- Build social cohesion.
- Encourage all ages to be active and stimulated.
- Coordinate a community response to ASB and crime.
- Support creation of local jobs for local people.

### **ASSETS**

#### **Domestic Property**

Given the ongoing shortage of good quality, affordable rental homes; Trustees have continued to invest in and re-furbish local properties to become family homes; thereby delivering sustainable, social and financial return on investment. MHCT continues to seek opportunities to further expand our portfolio of family homes; to this end we purchased and refurbished our 9<sup>th</sup> 3 bed house, plus 1 x 2 bed and 2 x 1 bed apartments; taking our portfolio to 12 properties housing local families.

#### **Commercial Property**

Moat House Business Centre continues to be let to a blue-chip company on a long-term lease; this remains a core asset generating revenue to support our charitable activities; local jobs, apprenticeships etc have been created by the tenant since developing this site.

#### **Land adjacent to St Patrick's RC Church & Primary School**

Planning permission was secured for this freehold site to develop for 21 x 2, 3 & 4 bed homes for affordable rent. Architects will work up tender documents during 2022 but due to the significant rise in the cost of construction, there is much work still to be done.

### **COMMUNITY SUPPORT**

#### **COVID-19 Response**

Following on from the constraints of the COVID-19 pandemic, MHCT; adopted a cautious approach to the return of community activities, re-introducing twice weekly Tea & Talk; but not large-scale events or trips.

Meanwhile MHCT focussed on meeting the pressing & growing need for affordable, accessible food supplies particularly for our most vulnerable residents. Building on the community supermarket 'Henley Grub Hub' launched in Summer 2019

Furthermore, MHCT contributed to the city-wide food effort by sharing its knowledge, experience and Grub Hub model, in partnership with Coventry City Council, Coventry Food Bank, FareShare and Sky Blues in the Community (SBITC) supporting the establishment of 'Coventry Food Network'.

#### **Social Prescribing**

Building on the established partnerships with Sowe Valley Primary Care Network, Public Health and Coventry City Council, to increase reach and positive impact for residents; particularly in the wake of the COVID and cost-of-living challenges.

For the year 1<sup>st</sup> April 2022 - 31<sup>st</sup> March 2023

### Food

**Grub Hub** has continued to operate weekly since June 2019 and has become an important, relied upon service, providing nutritionally balanced food for a £5 contribution:

- Ambient parcel of cupboard store essentials
- Pack of seasonal fresh fruit & vegetables
- Meat/fish and chilled products (with alternative to dietary/ cultural requirements).
- Plus, additional items for selection based on availability.

Facilitated through surplus food e.g., end of day collections from major supermarkets, supplies from FareShare; enhanced by supermarket purchases in order to provide a consistent, quality offer of provide food for local people, thereby tackling food poverty whilst reducing environmental impact both of food to landfill.

### Household Support Fund (HSF)

#### Events & Activities

At Moat House Leisure & Neighbourhood Centre we continue to deliver a **weekly programme**: Crafty Kids; Healthy Walk; Armchair Exercise; Tea & Talk. Working in partnership with SBITC to work with our young people: Youth Club, Basketball, Football and Netball and Holiday Clubs covering school holidays.

#### Holiday Hunger

Working in Partnership with SBITC and CV Life to deliver on the government funded **Holiday Activity & Food (HAF)** Programme for main school holidays (Easter, Christmas & Summer). MHCT providing freshly cooked meal each day for both SBITC and CV Life whilst also delivering the arts & crafts offer for SBITC.

In partnership with SBITC extending a Holiday Club offer during half term breaks averaging of 80 children per day.

#### Representing Community

In partnership with Citizen Housing, Keepmoat Homes and Coventry City Council; influencing the shaping and progress of the **Spirit Quarters Redevelopment Scheme**.

### MHCT PRIORITIES FOR 2023/24

- MHCT planned to grow the volume and scope of our community-led activities:
- Increasing community reach & engagement; through major events (fireworks November 2022) and weekly activities
- Expanding the range of activities to appeal to the broadest possible range of residents.
- Ensure the resident voice is heard; particularly in relation to property and estate development in line with the revised 'Masterplan'.
- Expand and tailor community activities for young families; increase pro-active engagement of older residents and new communities; with focus on Food & Fuel Poverty
- Raise profile with public agencies in light of significant cuts in funding and resources; in particular securing the future of youth activities in the area.
- Engaging health professionals, to influence health improvements in the area



## **TRUSTEES REPORT**

**For the year 1<sup>st</sup> April 2022 - 31<sup>st</sup> March 2023**

- Continue to grow our social enterprises to create employment and generate income
- Raise profile of MHCT and the area it represents to agencies, businesses and the wider community of Coventry
- Holiday Hunger & Food Poverty projects
- Prioritise the development of our piece of land adjacent to St Patrick's RC Church on Deedmore Road

**Approved by Trustees on 20/12/2023 and signed on their behalf by:**

A handwritten signature in black ink, appearing to read "Vicky Scott", is written over the printed name.

**Vicky Scott  
Trustee  
Moat House Community Trust**