

## **Moat house Community Trust**

A Company Limited By Guarantee with no share capital.

Legal and Administrative Information for the year ended 31st March 24

### **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



## **TRUSTEES REPORT**

**For the year 1<sup>st</sup> April 2023 - 31<sup>st</sup> March 2024**

### **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 2023 – 31<sup>st</sup> March 2024. 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.

### **CHARITABLE OBJECTS**

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 necessary minimum, thereby maximising funds for community activities
- Maintain strong management, controls whilst ensuring the flexibility to respond to prevailing economic and political climate.
- Build a sustainable asset base which delivers both a financial and social return, including:
  - Domestic homes 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.
  - Having secured planning permission, develop Deedmore Road land, known as 'St Pat's' to build 21 houses for affordable rent.
- Explore opportunities to 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 wellbeing 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 2023 - 31<sup>st</sup> March 2024**

### **ABOUT MOAT HOUSE COMMUNITY TRUST**

MHCT run by, serving and located at the heart of its Wood End, Henley Green, Moat House and Deedmore (WEHM) community; continues to pursue a sustainable business model for financial independence for the community to shape its own future.

Providing the resources to:

- Tackle poverty.
- Support physical and mental wellbeing.
- Build social cohesion.
- Encourage creation of local jobs for local people.

Through

- Building partnerships, to provide 'wraparound' support services.
- Address loneliness and isolation.
- Encourage all ages to be active and stimulated.
- Engage community in response to ASB and crime.

### **ASSETS**

#### **Domestic Properties**

Given the ongoing shortage of good quality, affordable rental homes; Trustees committed to continue their investment in local properties for family homes; thereby delivering sustainable, social and financial return on investment.

MHCT continued to seek to expand its portfolio of family homes; however, there were no affordable opportunities in year. MHCT portfolio therefore remains as 2022/23, at 13 properties 10 x 3 bed houses, 3 apartments (1 x 2 bed, 2 x 1 bed).

#### **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**

Having secured planning permission to develop for 21 x 2, 3 & 4 bed homes for affordable rent in 2022, on MHCT's freehold site.

MHCT Trustees having decided development of land too great a risk for MHCT; reached an in-principal agreement with Keon Homes for the development of homes for Citizen Housing.

### **COMMUNITY SUPPORT**

#### **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; in the wake of the cost-of-living challenges and the stretched resources of NHS.

#### **Events & Activities**

MHCT continues to deliver a weekly programme: Healthy Walk; Armchair Exercise; Tea & Talk at Moat House Leisure & Neighbourhood Centre (MHLNC).

Working in partnership with SBTC to work with our young people: Youth Club, Basketball and Football; also sponsoring local volunteers to develop informal activities at MHLNC; with a view to establishing the first young people's football teams.



## TRUSTEES REPORT

For the year 1<sup>st</sup> April 2023 - 31<sup>st</sup> March 2024

### **Food**

#### Henley Grub Hub

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.

Furthermore, MHCT continues to support the city-wide food effort by sharing its knowledge, experience in partnership with Coventry City Council, Coventry Food Bank, FareShare and Sky Blues in the Community (SBITC) through 'Coventry Food Network'.

#### Household Support Fund (HSF)

Working in partnership with Coventry City Council through Coventry Food Network to deliver the food element of the government's cost of living support fund - HSF. This has been an invaluable resource in supporting the development of a consistent food offer for households citywide.

#### Holiday Activity & Food Programme (HAF)

Working in Partnership with SBITC and CV Life to deliver on the government funded HAF Programme for main school holidays (Easter, Christmas & Summer). MHCT provides freshly cooked meal each day for both SBITC and CV Life.

### **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 2024/25**

- MHCT plans to grow the volume and scope of our community-led activities:
  - Increasing community reach & engagement; through major events: Easter egg hunt, Summer Fete, Bonfire Night Firework Extravaganza, Santa on Tour.
  - Expanding the range of activities to appeal to the broadest possible range of residents.
  - Expand and tailor community activities for young families; increase pro-active engagement of older residents and new communities; focus on Food & Fuel Poverty
- Ensuring resident voice is heard; particularly in relation to property and estate development in line with the revised 'Masterplan'.
- 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.
- Continue to explore social enterprises to create employment and generate income



## **TRUSTEES REPORT**

**For the year 1<sup>st</sup> April 2023 - 31<sup>st</sup> March 2024**

- Raise profile of MHCT and the area it represents to agencies, businesses and the wider community of Coventry
- Holiday Hunger & Food Poverty projects
- Secure development of our piece of land adjacent to St Patrick's RC Church on Deedmore Road

**Approved by Trustees on 7<sup>th</sup> January 2025 and signed on their behalf by:**

**Suzanne McBride  
Trustee  
Moat House Community Trust**

**Moat House Community Trust**  
**Registered Charity No. 1124087**  
**Independent Examiners Report**

To The Trustees of Moat House Community Trust.

I report to the Trustees on my examination of the financial statements of Henley Green Community Trust for the year ended 31 March 2024.

Responsibilities and basis of report.

As the trustees of the charity, you are responsible for the preparation of the financial statements in accordance with the requirements of the charities act 2011 (the 2011 Act).

I report in respect of my examination of the charities financial statements carried out under section 145 of the 2011 Act. In carrying out my examination I have followed all the applicable directions given by the Charity Commission on the section 145(5)(B) of the 2011 Act.

Independent examiners statement.

Your attention is drawn to the fact that the charity has prepared financial statements in accordance with Accounting and Reporting by charities preparing their accounts in accordance with the financial reporting standard applicable in the UK.

I understand this has been done in order for financial statements to provide a true and fair view in accordance with Generally Accepted Accounting Practise effective for reporting periods beginning on or after one January 2015.

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe that in any material respect

1. Accounting records were not kept in respect of the charity as required by section 130 of the 2011 Act or
2. the financial statements it will not accord with those records or:
3. the financial statements do not comply with the applicable requirements concerning the form and content of accounts set out in the charity's 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 financial statements to be reached.



Ken Barnes  
10 Stockwood Close  
Burbage  
LE10 2EG

16/01.2025



CHARITY COMMISSION  
FOR ENGLAND AND WALES

Moat House Community Trust

No (if any)

## Receipts and payments accounts

CC16a

For the period  
from

01/04/2023

To

31/03/2024

### 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>					
Charitable Activities	210,156	-	-	210,156	202,289
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total (Gross income for AR)</b>	210,156	-	-	210,156	202,289
<b>A2 Asset and investment sales, (see table).</b>					
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	-	-	-	-	-
<b>Total receipts</b>	210,156	-	-	210,156	202,289
<b>A3 Payments</b>					
Charitable Activities	133,224	-	-	133,224	47,105
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	133,224	-	-	133,224	47,105
<b>A4 Asset and investment purchases, (see table)</b>					
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	-	-	-	-	-
<b>Total payments</b>	133,224	-	-	133,224	47,105
<b>Net of receipts/(payments)</b>	76,932	-	-	76,932	155,184
<b>A5 Transfers between funds</b>	-	-	-	-	-
<b>A6 Cash funds last year end</b>	155,184	-	-	155,184	-
<b>Cash funds this year end</b>	232,116	-	-	232,116	155,184

## 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	478,595	-	-
		-	-	-
		-	-	-
		-	-	-
	<b>Total cash funds</b>	<b>478,595</b>	<b>-</b>	<b>-</b>

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

Agreement Error

OK

OK

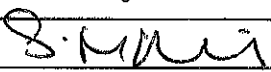
Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
<b>B2 Other monetary assets</b>	Debtors	53,151	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
<b>B3 Investment assets</b>	Houses	2063888	-	-
			-	-
			-	-
			-	-
			-	-

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
<b>B4 Assets retained for the charity's own use</b>	Furniture & Fittings		-	-
		3236	-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-

Categories	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
<b>B5 Liabilities</b>	Creditors	554403	-	
			-	
			-	
			-	
			-	

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

Signature	Print Name	Date of approval
	SUZANNE MCBRIDE	20.1.2025