

Moat house Community Trust

A Company Limited by Guarantee with no share capital.

Legal and Administrative Information for the year ended 31st March 25

Trustees/Directors

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

Registered office

1Winson avenue
Coventry CV2 1EA

Registered Company Number 05952949

Registered Charity number 1124087

Bankers

Barclays Bank PLC
Coventry



TRUSTEES REPORT

For the year 1st April 2024 - 31st March 2025

INTRODUCTION

The Trustees of Moat House Community Trust (MHCT) are pleased to present this Report and Financial Statements for the year 1st April 2024 – 31st March 2025. 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 for the community.

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 - to be 6 months, thereby being better positioned to respond in particular to:

- Ongoing demand for services arising from cost-of-living crisis, in particular food.
- Ability to respond quickly and effectively to emerging demand.
- Maintenance of our portfolio of homes, to ensure high quality accommodations and compliance with new regulations.

MHCT Trustees will, however, continue to keep under review its policy to maintain reserves, ensuring a minimum level of 6 months operating income.

VISION AND MISSION

MHCT, 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 services
- 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; and generating a regular, sustainable income source for MHCT to invest in the wider community.
 - Commercial property, within the WEHM area; let to a 'blue chip' company on a 20-year lease; creating local jobs while also generating a regular, secure income source.
- 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.

ABOUT MOAT HOUSE COMMUNITY TRUST

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



TRUSTEES REPORT

For the year 1st April 2024 - 31st March 2025

Providing the resources to:

- Tackle poverty.
- Provide a weekly community supermarket
- Support physical and mental wellbeing.
- Build social cohesion.
- Encourage creation of local jobs for local people.
- Raise aspiration and achievement, particularly of our young 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 commit to continue their investment in local properties for family homes; thereby delivering sustainable, social and financial return on investment.

MHCT continued to expand its portfolio of family homes, purchasing, in year two further properties, taking total to 16 domestic properties. 12 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.

MHCT continues to build a productive relationship with its tenant.

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 secured a purchaser for the land, the land was transferred to Keon Homes for the development of homes for Citizen Housing in line with secured planning permission.
- Agreement being reached MHCT received payment and was excited to see the long process completed as development got underway.

COMMUNITY SUPPORT

Social Prescribing

MHCT working with Henley Grub Hub continued to work with Sowe Valley Primary Care Network and Public Health to support people in the community facing the ongoing 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 SBITC to engage, stimulate and raise aspirations and achievement of our young people: Youth Club, Basketball and Football.

Food



TRUSTEES REPORT

For the year 1st April 2024 - 31st March 2025

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 £7 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 nutritious food for local people, thereby tackling food poverty whilst reducing environmental impact of food to landfill.

Furthermore, MHCT continues to support the city-wide food effort by sharing its knowledge and 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 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 2025/26

- MHCT continues to grow the volume and scope of 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 across the widest 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.
- 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
- Holiday Hunger & Food Poverty projects.

Approved by Trustees on 9th January 2026 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 to the Trustees on my examination of the financial statements of Moat House Community Trust for the year ended 31 March 2025

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.


Olive Williams
FCMA (Retired)

130 Leamington Road
Coventry
CV3 6JY

17/01.2026

Moat House Community trust		Charity No	1124087	
		Company No	5952949	
Annual accounts for the period				
Period start date	01/04/2024	To	Period end date	31/03/2025

Section A Statement of financial activities (including summary income and expenditure account)

Recommended categories by activity	Guidance Note	Unrestricted funds	Restricted income funds	Endowment funds	Total funds	Prior year funds
		£ F01	£ F02	£ F03	£ F04	£ F05
Income (Note 3)						
Income and endowments from:						
Donations and legacies	S01	13,257	-	-	13,257	-
Charitable activities	S02	152,666	-	-	152,666	210,158
Other trading activities	S03	-	-	-	-	-
Investments	S04	98,309	-	-	98,309	-
Sale of Asset (Land)	S05	724,209	-	-	724,209	-
Other	S06	-	-	-	-	-
Total	S07	988,441	-	-	988,441	210,158
Expenditure (Notes 6)						
Expenditure on:						
Raising funds	S08	-	-	-	-	-
Charitable activities	S09	-	-	-	-	133,224
Separate material expense item	S10	-	-	-	-	-
Other	S11	-	-	-	-	-
Total	S12	189,713	-	-	189,713	133,224
Net income/(expenditure) before tax for the reporting period	S13	798,728	-	-	798,728	76,934
Tax payable	S14	-	-	-	-	-
Net income/(expenditure) after tax before investment gains/(losses)	S15	798,728	-	-	798,728	76,934
Net gains/(losses) on investments	S16	-	-	-	-	-
Net income/(expenditure)	S17	798,728	-	-	798,728	76,934
Extraordinary items	S18	-	-	-	-	-
Transfers between funds	S19	-	-	-	-	-
Other recognised gains/(losses):						
Gains and losses on revaluation of fixed assets for the charity's own use	S20	-	-	-	-	-
Other gains/(losses)	S21	-	-	-	-	-
Net movement in funds	S22	798,728	-	-	798,728	76,934
Reconciliation of funds:						
Total funds brought forward	S23	-	-	-	-	-
Total funds carried forward	S24	798,728	-	-	798,728	76,934

Moat house community Trust		Charity No	1124087
		Company No	5952849
Annual accounts for the period		01/04/2024	31/03/2025
Section B Balance sheet			

			Restricted				
Guidance note			Unrestricted funds	Income funds	Endowment funds	Total this year	Total last year
			£	£	£	£	£
			F01	F02	F03	F04	F05
Fixed assets							
Intangible assets (Note 15)	B01		-	-	-	-	-
Tangible assets (Note 14)	B02		2,502,124	-	-	2,502,124	2,067,141
Heritage assets (Note 16)	B03		-	-	-	-	-
Investments (Note 17)	B04		-	-	-	-	-
Total fixed assets	B05		2,502,124	-	-	2,502,124	2,067,141
Current assets							
Stocks (Note 18)	B06		-	-	-	-	-
Debtors (Note 19)	B07		20,872	-	-	20,872	53,151
Investments (Note 17.4)	B08		-	-	-	-	-
Cash at bank and in hand (Note 24)	B09		626,791	-	-	626,791	478,595
Total current assets	B10		647,663	-	-	647,663	531,746
Creditors: amounts falling due within one year (Note 20)	B11		306,935	-	-	306,935	554,403
Net current assets/(liabilities)	B12		340,728	-	-	340,728	22,657
Total assets less current liabilities	B13		2,842,852	-	-	2,842,852	2,044,484
Creditors: amounts falling due after one year (Note 20)	B14		-	-	-	-	-
Provisions for liabilities	B15		-	-	-	-	-
Total net assets or liabilities	B16		2,842,852	-	-	2,842,852	2,044,484
Funds of the Charity							
Endowment funds (Note 27)	B17		-	-	-	-	-
Restricted Income funds (Note 27)	B18		-	-	-	-	-
Unrestricted funds	B19		2,842,852	-	-	2,842,852	2,044,484
Revaluation reserve	B20		-	-	-	-	-
Fair value reserve	B21		-	-	-	-	-
Total funds	B22		2,842,852	-	-	2,842,852	2,044,484

The company was entitled to exemption from audit under s477 of the Companies Act 2006 relating to small companies.

The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act with respect to

These accounts have been prepared in accordance with the provisions applicable to small companies subject to the small companies regime and in accordance with FRS102 SORP.

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

Print Name	Date of approval dd/mm/yyyy
SUZANNE McBRIDE	30/11/2025

Signature of director authenticating accounts being sent to Companies House

Signature	Date dd/mm/yyyy
S. McBr	30/11/2025
Print name	