

Charity registration number 1127604

Company registration number 06203804 (England and Wales)

MANOR HOUSE DEVELOPMENT TRUST
ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025

MANOR HOUSE DEVELOPMENT TRUST

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	A R Essex C E Selman J L Powell J R Arthur K Stave L Clark S Cheadle S Young G E Cleary	(Resigned on 31/03/2024) (Resigned on 15/11/2024) (Resigned on 14/11/2024) (Appointed on 06/03/2025)
Charity number	1127604	
Company number	06203804	
Secretary	S P Donovan	
Senior Management	S P Donovan – Chief Executive Officer Dr Miriam Burke - Director S Kamaliporshokouh – Finance Manager	
Registered office	Redmond Community Centre Kayani Avenue London N4 2HF	
Independent examiner	Samir Shah FCA, ATII Ramon Lee Ltd Chartered Accountants 93 Tabernacle Street London EC2A 4BA	
Bankers	Co-Operative Bank 15 St Botolph Street London EC3A 7QU	
Website	http://www.mhdt.org.uk	

MANOR HOUSE DEVELOPMENT TRUST

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MANOR HOUSE DEVELOPMENT TRUST

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) FOR THE YEAR ENDED 31 MARCH 2025

The trustees present their annual report and financial statements for the year ended 31 March 2025.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the charitable company's Memorandum and Articles of Association, the Companies Act 2006 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (effective 1 January 2019).

Objectives and activities

Founded in 2007, Manor House Development Trust (MHDT) has grown into the key partner for the delivery of social economic regeneration in its area of operation. It provides much-needed services for the local communities of North West Hackney, which although has gone permanent changes through its regeneration is still home to some of the most challenged residents areas in London and Great Britain. It is one of the most diverse London boroughs in terms of ethnicity.

The Trusts mission statement is:

"Manor House Development Trust is a community-led charitable Trust that works in partnership with local residents, community groups, voluntary sector and public agencies to bring about lasting social, economic and environmental improvements for the benefit of all in the Manor House area."

The main objectives of the Trust are:

- The relief of unemployment
- The advancement of education, training or retraining, particularly among unemployed people and providing unemployed people with work experience.
- The creation of training and employment opportunities by the provision of workspace, buildings and land for use on favourable terms
- The maintenance, improvement or provision of public amenities
- The provision of recreational facilities for the public at large or those who by reason of their youth, age, infirmity or disablement, financial hardship or social and economic circumstances, have need of such facilities.
- The protection or conservation of the environment.
- The provision of public health facilities and childcare.
- The promotion of public safety and prevention of crime.

The role and contribution of volunteers

A total of 50+ volunteers helped support the work of the paid staff and its Board Whilst not relying on volunteers to undertake any activity, providing volunteering opportunities for residents and service users is a key output for MHDT, as it allows MHDT to enhance and grow community services. At the same time volunteers gain valuable work experience for their CVs and report enhanced happiness and wellbeing in their every-day lives. The organisation seeks to involve volunteers across its work measuring the impact through its 'Empowerment' business strand.

Achievements and performance

Connecting - This keystone challenges the Trust and others to work together around common goals and Theory of Change.

- **Hidden River Festival** took place again in September 24 marking its 12 Year Anniversary. It attracted around 3000 visitors to its 2 stages, stalls and peripatetic acts. The Festival is a way local residents connect and was funded by through the local regeneration partnership.
 - **Winterfest** took place in December and was a great success with around 500 residents attending and taking part in a range of activities.
 - **Woodberry Down Regeneration** MHDT continues to play a key role in the 20-year regeneration of Woodberry Down. MHDT continues to attend various meetings such as communications and security. It produced monthly reports for WDCO the residents body.
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MANOR HOUSE DEVELOPMENT TRUST

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

Empowerment - Most of the projects that MHDT manages fall under our Empowerment Keystone. Over the course of 2024/25 MHDT was able to deliver a variety of projects. Highlights include:

- **MHDT's continued partnership with The Felix Project**, a charity which collects surplus food from various supermarkets into their warehouse in Enfield and delivers to local charities providing community meals continued throughout the year. We were the first charity in Hackney to partner with the Felix Project. Receiving the weekly deliveries has reduced stress for the communal meal leaders and allowed them more time to focus on organising and preparing for the meals, as well as ensuring a steady flow of surplus food coming into the Community Fridge. The project improves the health and wellbeing of the beneficiaries and improved each beneficiary's confidence in cooking and using different ingredients. It also encouraged them to cut down on meat and eat more vegetables and cook healthy meals at homes, as well as enjoying them as part of the project.
- **Community Fridge:** This project works to reduce food waste. Food which cannot be sold but is in date to be eaten is diverted from landfill and delivered to the Redmond Community Centre. Members of the community can then benefit from a free bag of shopping. Excess vegetables are stored in the community fridge and freezer for use in community meals. The Community Fridge will operate from the Redmond Centre.
- **Woodberry Wetlands Health Partnership** – MHDT took a lead role in building the partnership which seeks to connect local groups/residents/health professionals together to tackle health inequalities and enable access to statutory and voluntary services. MHDT continued to second a staff member to the Hackney CVS Team to carry out this successful health project.

Influence - This keystone refers to the ways that the Trust is influenced by those who benefit and use our services, coupled by how we use the information we collect and analyse to influence those with power and authority to make a difference to policy.

- Measuring impact remains a key objective for MHDT and all projects undergo a deliberate planning process to ensure that the social impact created is appropriately measured. MHDT focused on collecting data and evidence at key intervals of our project's life cycles.
- MHDT has implemented Plinth a new digital monitoring and evaluation system that will enable us to streamline and organise our monitoring and evaluation processes and assist in accurate reporting and safe data management. The teams across both sites have been trained in using the software.

Space - MHDT works in spaces it controls and across the public realm. MHDT continued to lease the Redmond Community Centre and 2 small shop units on the Woodberry Down estate.

- **Redmond Community Centre (RCC)** - MHDT continued to run the Redmond Community Centre which represented its main asset and venue for delivering community activities and raising revenues. Its lease of the building is not affected by governance changes outlined below.
- **Employability** - As part of its partnership with the London Borough of Hackney Works Team, MHDT has let one of the Redmond Community Centre offices to the Team to support their delivery of employability services, such as job brokerage and help with CVs and interview skills.
- **Other Spaces**
 - **Unit D, Residents Tower** – MHDT the unit has now been let to a tenant providing barber services.
 - **Unit B, Hornbeam** – MHDT was able to let the unit to a long term tenant providing educational services.
 - **Other Spaces** - MHDT assisted groups to run other spaces such as the Grow Bag Project and a number of other community growing spaces. The Grown Bags have now been replaced by more durable wooden planters which MHDT funded.

MANOR HOUSE DEVELOPMENT TRUST

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

Legal Actions - MHDT was not involved/ subject to any ongoing or new legal action during the course of the year.

Public benefit statement

In shaping our objectives for the year and planning our activities, the trustees have considered the Charity Commission's guidance on public benefit, including the guidance 'public benefit: running a charity (PD2)'. The achievements and activities above demonstrate the public benefit arising through the Charity's activities.

Financial review

There is net surplus for the year of £81,388 (2024 - £71,658) and reserves stand at £153,726 (2024 - £72,338). The financial position at the year revealed by the Balance Sheet shows net current assets of £132,702 (2024 - £47,580). The net book value of fixed assets held, all of which are used directly for charitable purposes, amounted to £21,024 (2024 - £24,758).

Agreement has been reached with LBH/NHG on a new contract for delivering community services on Woodberry Down. Out-Comes and Out-Puts have been revised to fit with wider Hackney and NHG objectives.

Reserves policy

The Directors and Trustees consider it prudent to maintain an adequate level of unrestricted reserves to cover the community centre's contractual commitments and provide sufficient working capital and have set this at minimum of six months expenditure approximately £100,000 (£200,000 per annum) for core running costs.

As at the year end, accounts showed reserves of £153,726 (2024 - £72,338), of which £21,985 (2024 - £17,135) was restricted. The unrestricted funds not designated or invested in tangible fixed assets held by the charity are £110,717 (2024 - £30,445).

The Directors consider that the Charity's reserves will enhance the services provided and provide financial security for the future.

Principal Funding Sources

Principal funding sources are currently:

- London Borough of Hackney
- Nothing Hill Genesis

Investment powers and policy

Under the Memorandum and Articles of Association, the charity has the power to make any investment which the trustees see fit. The trustees have considered the most appropriate policy for investing funds and have found that cash deposits meet their requirements to generate income.

MANOR HOUSE DEVELOPMENT TRUST

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

Plans for future periods

Community Projects

MHDT looks to engage the community in various ways. As well as the projects highlighted above the Trust delivered, Fitness exercise classes, Arts and crafts, Community festivals/cultural events, Gardening sessions, social clubs/groups, and Skill learning activities.

Fundraising

MHDT continued to apply for grants to fund a variety of community projects. It has implemented a Just Giving. Campaign to pay for other activities such as an Eid Party.

Impact

In order to improve the management and quality of our Impact and Evaluation, MHDT has invested in Plynth , an impact management tool which has allowed the Trust to streamline data collection processes, produce high quality impact reports and use the evidence and findings to develop a better understanding of the impact we have on the local community

HR & Governance

MHDT transferred all staff to London Development Trust and is no longer a direct employer of staff.

Group structure

The MHDT Trustees implemented significant changes to the Memorandum and Articles of the Trust which came into effect last financial year. MHDT has changed its relationship with London Development Trust. These changes have been made to ensure financial sustainability and increase transparency of governance arrangements across the group.

The advantages of this approach are that there is a very clear sense of where strategic responsibility sits, which is with London DT. MHDT is enabled to focus on its own local area, whilst benefitting from the strategic oversight of a board and management team with a pan London remit. The core management team can provide support to each subsidiary, as required, and recharge as necessary. This enables a relationship which is much more than just a commercial service provider.

During the year MHDT Trustees attended a Conference to discuss the possibility of the Group of London Development Trusts merging into a single entity. Discussions remain on-going.

Structure, governance and management

Governing document

Manor House Development Trust (the word 'Limited' being omitted by licence from the Department of Trade) is registered as a company limited by guarantee and not having a capital divided by shares.

The company was incorporated on 1st April 2007 and is a registered charity constituted as a Limited Company under the Memorandum and Articles of Association. The charity registration number is 1127604 and the company registration number is 06203804.

Recruitment and appointment of Trustees

MHDT believes it is important that trustees reflect the diversity of the local community. Therefore, trustees come from a range of backgrounds and interests including local community representatives and local stakeholders. New trustees are invited to stand for election or by introduction through services or by direct recruitment.

Over the year Samantha Cheadle and Jaime Powell both resigned from the Board of Trustees the Board extends its gratitude for the service given over the last few years. Grace Cleary was appointed as a Director and Trustee.

The directors of the organisation are also the charity trustees for the purposes of charity law.

None of the trustees has 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.

MANOR HOUSE DEVELOPMENT TRUST

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED) ***FOR THE YEAR ENDED 31 MARCH 2025***

Organisation

The company is structured so that the Directors and Trustees meet regularly in order to manage its affairs, with MHDT Board meeting approximately every quarter. The Management Board comprises individuals from a variety of backgrounds, stakeholders and users. Board members' backgrounds include care, advice and legal professions as well as finance and management.

Trustee induction and training

New trustees receive an induction pack outlining their responsibilities and duties and meet individually with the LDT Senior Management Team as part of their induction.

Related parties

The charity works closely with other similar organisations as detailed in the achievements and performance section of the Trustees Report. None of the charity's trustees are directors or trustees of these other organisations.

Pay policy for senior staff – All staff have TUPE'd to London Development Trust.

Risk Management

The trustees have assessed the major risks to which MHDT is exposed and are satisfied that systems are in place to mitigate exposure to such risks.

Trustees reviewed the risk register, which identifies the major risks to which the organisation is exposed, on a regular basis, documenting the potential impact of each risk, recording actions planned to reduce the potential impact of risks and monitoring progress of these actions.

In the past year the trustees have continued to focus attention on the financial position of the charity, and a review of risks and opportunities, with a view to securing the long-term sustainability of the charity. In addition, the trustees have launched a recruitment drive so that a full complement of trustees is available to take MHDT on to its next stage.

MANOR HOUSE DEVELOPMENT TRUST

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

Statement of trustees' responsibilities

The trustees, who are also the directors of Manor House Development Trust for the purpose of company law, are responsible for preparing the trustees' report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company Law requires the trustees to prepare financial statements for each financial year which 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 the income and expenditure, of the charitable company for that year.

In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards 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 operation.

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

This report has been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

The trustees' report was approved by the Board of Trustees and signed on its behalf by:

Signed by:

K Stave
Trustee

20 November 2025

MANOR HOUSE DEVELOPMENT TRUST

INDEPENDENT EXAMINER'S REPORT

TO THE TRUSTEES OF MANOR HOUSE DEVELOPMENT TRUST

I report to the trustees on my examination of the financial statements of Manor House Development Trust (the charitable company) for the year ended 31 March 2025.

This report is made solely to the charity's trustees, as a body, in accordance with the Charities Act 2011. My work has been undertaken so that I might state to the charity's trustees those matters I am required to state to them in an independent examiner's report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body, for my Independent Examination, for this report, or for the opinions I have formed.

Responsibilities and basis of report

As the trustees of the charitable company (and also its directors for the purposes of company law) you are responsible for the preparation of the financial statements in accordance with the requirements of the Companies Act 2006 (the 2006 Act).

Having satisfied myself that the financial statements of the charitable company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of the charitable company's financial statements carried out under section 145 of the Charities Act 2011 (the 2011 Act). In carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

Since the charitable company's gross income exceeded £250,000 your examiner must be a member of a body listed in section 145 of the 2011 Act. I confirm that I am qualified to undertake the examination because I am a member of ICAEW, which is one of the listed bodies.

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 charitable company as required by section 386 of the 2006 Act; or
- 2) the financial statements do not accord with those records; or
- 3) the financial statements do not comply with the accounting requirements of section 396 of the 2006 Act 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; or
- 4) the financial statements have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

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.

Signed by:



BFA6442682BF4CE...

Samir Shah FCA, ATII

Ramon Lee Ltd
Chartered Accountants
93 Tabernacle Street
London
EC2A 4BA

Dated: 20 November 2025

MANOR HOUSE DEVELOPMENT TRUST

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2025

	Notes	Unrestricted funds £	Restricted funds £	Total 2025 £	Total 2024 £
Income from:					
Donations and legacies	3	75,980	-	75,980	122,453
Charitable activities	4	224,242	98,144	322,386	267,826
Other trading activities	5	-	-	-	12,050
Total income		300,222	98,144	398,366	402,329
Expenditure on:					
Raising funds	6	76,293	-	76,293	60,556
Charitable activities	7	147,391	93,294	240,685	270,115
Total expenditure		223,684	93,294	316,978	330,671
Net income for the year/ Net movement in funds		76,538	4,850	81,388	71,658
Fund balances at 1 April 2024		55,203	17,135	72,338	680
Fund balances at 31 March 2025		131,741	21,985	153,726	72,338

CONTINUING OPERATIONS

None of the charity's activities was acquired or discontinued during the above two financial periods.

TOTAL RECOGNISED GAINS AND LOSSES

The charity has no recognised gains or losses other than the above movement in funds for the above two financial periods.

The notes on pages 11 to 23 form part of these financial statements.

MANOR HOUSE DEVELOPMENT TRUST

BALANCE SHEET

AS AT 31 MARCH 2025

	Notes	2025 £	£	2024 £	£
Fixed assets					
Tangible assets	11		21,024		24,758
Current assets					
Stocks	12	200		200	
Debtors	13	73,816		37,583	
Cash at bank and in hand		78,136		55,543	
		<u>152,152</u>		<u>93,326</u>	
Creditors: amounts falling due within one year	14	<u>(19,450)</u>		<u>(45,746)</u>	
Net current assets			132,702		47,580
Total assets less current liabilities			<u>153,726</u>		<u>72,338</u>
Income funds					
Restricted funds	15		21,985		17,135
Unrestricted funds			131,741		55,203
			<u>153,726</u>		<u>72,338</u>

MANOR HOUSE DEVELOPMENT TRUST

BALANCE SHEET (CONTINUED)

AS AT 31 MARCH 2025

The company is entitled to exemption from the audit requirement contained in section 477 of the Companies Act 2006, for the year ended 31 March 2025.

The directors acknowledge their responsibilities for:

- a) ensuring that the charitable company keeps accounting records that comply with Sections 386 and 387 of the Companies Act 2006 and
- b) preparing accounts which give a true and fair view of the state of affairs of the charitable company as at the end of each financial year and of its surplus or deficit for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to accounts, so far as applicable to the charitable company.

The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476.

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


The notes on pages 11 to 23 form part of these financial statements.

The financial statements were approved by the Trustees on 20 November 2025 were signed on its behalf by:

Signed by:

9BB1208F8E8E4B2...
K Stave

Trustee

Signed by:

A6CF1674751D401...
L Clark

Trustee

Company registration number 06203804

MANOR HOUSE DEVELOPMENT TRUST

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

1 Accounting policies

Legal Status

London Development Trust, which is registered in the United Kingdom (company number 11736891) was a wholly owned subsidiary until 10th April 2022. The principal activity of London Development Trust is that of a community centre. Manor House Development Trust ceased to have significant control on the wholly owned subsidiary from 11th April 2022. From that date, London Development Trust is the parent charity of Manor House Development Trust. Accounts are filed with the Registrar of Companies.

The trustees have made significant changes to the Memorandum and Articles of the Trust. MHDT has changed its relationship with London Development Trust. These changes have been made to ensure financial sustainability and increase transparency of governance arrangements across the group.

1.1 Accounting convention

The financial statements have been prepared in accordance with the charitable company's governing document, the Companies Act 2006, FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the Charities SORP "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (effective 1 January 2019). The charitable company is a Public Benefit Entity as defined by FRS 102.

The financial statements are prepared in sterling, which is the functional currency of the charitable company. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention. The principal accounting policies adopted are set out below.

1.2 Going concern

The charity's financial statements show net surplus of £81,388 (2024 – £71,658) and free reserves of £110,717 (2024 - £30,445).

The trustees are of the view that these results have secured the immediate future of the Charity for the next 12 to 18 months and on this basis the Charity is a going concern.

1.3 Charitable funds

The general fund comprises those monies, which may be used toward meeting the charitable objectives of the company at the discretion of the Management Board.

The restricted funds are monies raised for, and their use restricted to, a specific purpose or donations subject to donor imposed conditions.

1.4 Income

MANOR HOUSE DEVELOPMENT TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

1 Accounting policies

(Continued)

Grant income

Grants are credited to the SOFA when the charity is entitled to the funds. Income is only deferred where there are time constraints imposed by the donor or if the funding is performance related.

Where entitlement to grants receivable is dependent upon fulfilment of conditions within the charity's control, the income is recognised when there is sufficient evidence that conditions will be met.

Grants supporting the core activities of the charity and with no specific restrictions placed upon their use are included within donations and legacies. Grants that have specific restrictions placed upon their use are included within income from charitable activities.

Capital grants for the purchase of fixed assets are credited to restricted incoming resources on the earlier date of when they are received or receivable. Depreciation on the related fixed assets is charged against the restricted fund.

Donations and legacies

Donations are recognised in the period in which they are received. Legacy income is recognised when the charity's entitlement is judged to be probable and where the amount can be reliably measured.

Contract income

Income from charitable activities include income recognised as earned (as the related goods and services are provided) under contract.

Room hire and service charge income

Room hire and service charge income are credited to income in the year in which they are receivable.

Investment income

Investment income is included when receivable.

1.5 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement, and the amount of the obligation can be measured reliably.

Expenditure is classified under the following activity headings:

- a. Cost of raising funds comprises costs of seeking grants and donations and, space hire and their associated support costs.
- a. Expenditure on charitable activities includes the costs directly associated carrying out activities that champion social and economic regeneration activities in North Hackney including running The Redmond Community Centre, to further the purposes of the charity and their associated support costs.

Irrecoverable VAT is charged as a cost against the activity for which the expenditure was incurred.

Allocation of support costs

Support costs are those functions that assist the work of the charity but do not directly undertake charitable activities. Support costs include back office costs, finance and administration personnel, payroll and governance costs which support the charity's programmes and activities. These costs have been allocated between cost of raising funds and expenditure on charitable activities. All the general support and governance costs have been apportioned to the various charitable activities on the basis of staff time allocated to each activity.

MANOR HOUSE DEVELOPMENT TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

1 Accounting policies

(Continued)

1.6 Tangible fixed assets

Tangible fixed assets are stated at cost less depreciation. The cost of minor additions or those costing less than £250 are not capitalised. Depreciation is provided at rates calculated to write off the cost or valuation of fixed assets, less their estimated residual value, over their expected useful lives on the following bases:

Leasehold property	9.5 years
Fixtures and fittings	6 years

1.7 Stocks

Stocks are stated at the lower of cost and estimated selling price less costs to complete and sell. Cost comprises direct materials and, where applicable, direct labour costs and those overheads that have been incurred in bringing the stocks to their present location and condition. Items held for distribution at no or nominal consideration are measured the lower of replacement cost and cost.

Net realisable value is the estimated selling price less all estimated costs of completion and costs to be incurred in marketing, selling and distribution.

1.8 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.9 Financial instruments

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

1.10 Taxation

The charity is a registered charity and, therefore, is not liable for Income Tax or Corporation Tax on income derived from its charitable activities, as it falls within the various exemptions available to registered charities.

1.11 Volunteers and donated services and facilities

Donated professional services and donated facilities are recognised as income when the charity has control over the item, any conditions associated with the donated item have been met, the receipt of economic benefit from the use by the charity of the item is probable and that economic benefit can be measured reliably. In accordance with the Charities SORP (FRS 102), the general volunteer time are not recognised and refers to the trustees' annual report for more information about their contribution.

On receipt, donated professional services and donated facilities are recognised on the basis of the value of the gift to the charity which is the amount the charity would have been willing to pay to obtain services or facilities of equivalent economic benefit on the open market; a corresponding amount is then recognised in expenditure in the period of receipt.

1.12 Creditors and provisions

Creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

1.13 Debtors

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

MANOR HOUSE DEVELOPMENT TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

2 Critical accounting estimates and judgements

In the application of the charitable company's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

3 Donations and legacies

	Unrestricted funds £	Restricted funds £	Total 2025 £	Total 2024 £
Donations and gifts				
London Borough of Hackney	15,000	-	15,000	30,000
Donations	980	-	980	453
Notting Hill Genesis	60,000	-	60,000	60,000
Locality Grant	-	-	-	10,000
Donations in kind	-	-	-	22,000
	<u>75,980</u>	<u>-</u>	<u>75,980</u>	<u>122,453</u>
For the year ended 31 March 2024	<u>112,453</u>	<u>10,000</u>		<u>122,453</u>

The charity is indebted to several organizations who provide services to vulnerable households, i.e. food, books, art packs, hygiene products, referring volunteers, providing training for staff. The value placed on this donation in kind is £Nil (2024 – £22,000). The income equivalents are recognised within income from donations and corresponding charges included within expenditure as support costs.

MANOR HOUSE DEVELOPMENT TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

4 Charitable activities

	Empowering	Connecting	Space	Total 2025	Total 2024
	£	£	£	£	£
London Borough of Hackney	55,670	-	28,750	84,420	60,746
Notting Hill Genesis	15,834	-	-	15,834	10,440
Berkeley Homes	23,340	-	-	23,340	22,825
Income from Hidden River Festival	-	-	-	-	1,407
The Mayor's Fund for London	2,200	-	-	2,200	2,000
Space hire	-	-	192,971	192,971	170,408
Groundworks	1,100	-	-	1,100	-
Other income	1,039	-	1,482	2,521	-
	<u>27,679</u>	<u>-</u>	<u>194,453</u>	<u>322,386</u>	<u>267,826</u>
Analysis by fund					
Unrestricted funds	1,039	-	223,203	224,242	199,745
Restricted funds	98,144	-	-	98,144	68,081
	<u>99,183</u>	<u>-</u>	<u>223,203</u>	<u>322,386</u>	<u>267,826</u>
For the year ended 31 March 2024					
Unrestricted funds	1,407	-	198,338		199,745
Restricted funds	61,821	6,260	-		68,081
	<u>63,228</u>	<u>6,260</u>	<u>198,338</u>		<u>267,826</u>

5 Other trading activities

	Unrestricted funds £	Total 2025 £	Total 2024 £
Management charges	-	-	12,050
	<u>-</u>	<u>-</u>	<u>12,050</u>
For the year ended 31 March 2024	<u>12,050</u>		<u>12,050</u>

MANOR HOUSE DEVELOPMENT TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

6 Raising funds

	Unrestricted funds £	Total 2025 £	Total 2024 £
Staff costs	62,570	62,570	49,678
Share of Support costs	7,975	7,975	6,894
Share of Governance costs	5,748	5,748	3,984
	<u>76,293</u>	<u>76,293</u>	<u>60,556</u>
For the year ended 31 March 2024			
Fundraising and publicity	60,556		60,556
	<u>60,556</u>		<u>60,556</u>

7 Charitable activities

	Empowering £	Connecting £	Space £	Total 2025 £	Total 2024 £
Staff costs	25,760	-	56,048	81,808	107,787
Other direct costs	65,939	-	29,911	95,850	54,790
Premises and equipment costs	117	-	43,250	43,367	80,701
Discount on charitable space hire	-	-	1,722	1,722	3,226
	<u>91,816</u>	<u>-</u>	<u>130,931</u>	<u>222,747</u>	<u>246,504</u>
Share of support costs (see note 8)	3,282	-	7,142	10,424	14,965
Share of governance costs (see note 8)	2,366	-	5,148	7,514	8,646
	<u>97,464</u>	<u>-</u>	<u>143,221</u>	<u>240,685</u>	<u>270,115</u>
Analysis by fund					
Unrestricted funds	4,503	-	142,888	147,391	185,748
Restricted funds	92,961	-	333	93,294	84,367
	<u>97,464</u>	<u>-</u>	<u>143,221</u>	<u>240,685</u>	<u>270,115</u>
For the year ended 31 March 2024					
Unrestricted funds	54,199	5,740	125,809		185,748
Restricted funds	41,481	-	42,886		84,367
	<u>95,680</u>	<u>5,740</u>	<u>168,695</u>		<u>270,115</u>

MANOR HOUSE DEVELOPMENT TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

8 Support costs

The charity initially identifies the costs of its support functions. It then identifies those costs which relate to the governance function. Governance costs and other support costs are apportioned separately between charity's key activity undertaken (see note 7) in the year. All the general support and governance costs have been apportioned to the various charitable activities on the basis of staff time allocated to each activity.

	Support costs	Governance costs	Total 2025	Total 2024
	£	£	£	£
Staff costs	9,722	9,722	19,444	18,780
Depreciation	3,734	-	3,734	3,734
Premises and equipment costs	63	-	63	-
Information technology and website costs	1,704	-	1,704	2,701
Legal and professional fees	-	-	-	1,800
Miscellaneous expenses	2,015	-	2,015	2,304
Independent examiner's fees	1,161	3,540	4,701	5,170
	<u>18,399</u>	<u>13,262</u>	<u>31,661</u>	<u>34,489</u>
Analysed between				
Fundraising	7,975	5,748	13,723	10,878
Charitable activities	10,424	7,514	17,938	23,611
	<u>18,399</u>	<u>13,262</u>	<u>31,661</u>	<u>34,489</u>

9 Net movement in funds

	2025 £	2024 £
Net movement in funds is stated after charging/(crediting)		
Depreciation of owned tangible fixed assets	3,734	3,734
Independent examiner's fees		
Independent examination	3,540	3,240
Other services	1,161	1,930
	<u>4,701</u>	<u>5,170</u>

MANOR HOUSE DEVELOPMENT TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

10 Employees

The average number of full time staff including seconded staff during the year was:

	2025	2024
	Number	Number
Empowering	1	2
Space	2	2
Fundraising	2	1
Support and governance	1	1
	<hr/>	<hr/>
Total	6	6
	<hr/>	<hr/>

Staff costs	2025	2024
	£	£
Salaries	-	11,626
National Insurance	-	611
Seconded staff	163,822	164,008
	<hr/>	<hr/>
	163,822	176,245
	<hr/>	<hr/>

The average monthly number of persons employed by the charity during the year was Nil (2024 – 1).

None of the trustees received any remuneration during the year (2024 - None). None of the trustees received reimbursement of expenses during the year (2024 - None).

The key management personnel of the charity comprises of the Chief Executive Officer, Director and Finance Manager. The total employee benefits of the key management personnel of the charity including seconded staff were £37,190 (2024 - £32,672). During the year charity paid to the related charity, London Development Trust £163,822 (2024 - £164,008) for seconded staff.

There were no employees whose annual remuneration was more than £60,000.

MANOR HOUSE DEVELOPMENT TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

11 Tangible fixed assets

	Leasehold property £	Fixtures and fittings £	Total £
Cost			
At 1 April 2024	24,872	33,177	58,049
At 31 March 2025	24,872	33,177	58,049
Depreciation and impairment			
At 1 April 2024	2,618	30,673	33,291
Depreciation charged in the year	2,618	1,116	3,734
At 31 March 2025	5,236	31,789	37,025
Carrying amount			
At 31 March 2025	19,636	1,388	21,024
At 31 March 2024	22,254	2,504	24,758

Leasehold property includes net book value of leasehold property previously occupied by wholly owned subsidiary Woodberry Blooms Ltd. The property was transferred to Manor House Development Trust on the closing of the subsidiary company on 31 March 2023. The subsidiary company prepared its last set of accounts for the year ended 31 March 2023 and was dissolved on 19 December 2023.

The original lease started in September 2018 and runs up to September 2032. Depreciation is charged over the remaining period of lease.

12 Stocks

	2025 £	2024 £
Stock in hand	200	200
	200	200

13 Debtors

	2025 £	2024 £
Amounts falling due within one year:		
Trade debtors	46,993	37,303
Amount due from connected company	10,614	-
Other debtors	16,209	280
	73,816	37,583

MANOR HOUSE DEVELOPMENT TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

14 Creditors: amounts falling due within one year		2025	2024
	Notes	£	£
Trade creditors		2,454	1,254
Amount due to connected company		-	25,241
Other creditors		13,456	14,435
Accruals and deferred income		3,540	4,816
		<u>19,450</u>	<u>45,746</u>

MANOR HOUSE DEVELOPMENT TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

15 Restricted funds

The income funds of the charity include restricted funds comprising the following unexpended balances of donations and grants held on trust for specific purposes:

	Movement in funds			Movement in funds			
	Balance at 1 April 2023	Incoming resources	Resources expended	Balance at 1 April 2024	Incoming resources	Resources expended	Balance at 31 March 2025
	£	£	£	£	£	£	£
NHS North East London CCG	2,677	-	-	2,677	-	-	2,677
The Big Bike Revival	2,557	-	-	2,557	-	-	2,557
Notting Hill Genesis	15,888	10,440	(26,328)	-	15,834	(15,554)	280
London Borough of Hackney	-	32,816	(25,417)	7,399	55,670	(50,587)	12,482
The Mayor's Fund for London	2,299	2,000	(1,678)	2,621	2,200	(872)	3,949
Berkeley homes	-	22,825	(20,944)	1,881	23,340	(25,181)	40
Locality Grant	-	10,000	(10,000)	-	-	-	-
Groundworks	-	-	-	-	1,100	(1,100)	-
	<u>23,421</u>	<u>78,081</u>	<u>(84,367)</u>	<u>17,135</u>	<u>98,144</u>	<u>(93,294)</u>	<u>21,985</u>

MANOR HOUSE DEVELOPMENT TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

15 Restricted funds

(Continued)

Description, nature, and purpose of restricted funds:

NHS North East London CCG: Project to provide wrap around care and support to the local community.

The Bike Bike Revival: Project to provide training on how to ride and care for bikes.

London Borough of Hackney: Hackney's Got Talent for YOF project delivering a talent show.

London Borough of Hackney: Asylum Seeker Support Innovation community kitchen project for asylum seeking.

London Borough of Hackney: Match funding for the My Place Woodberry Down Youth Forum.

The Mayor's Fund for London: Kitchen Social Annual grant Project(partnership agreement).

Berkeley homes: Match funding for the My Place Woodberry Down Youth Forum.

Notting Hill Genesis: Match funding for the My Place Woodberry Down Youth Forum.

MANOR HOUSE DEVELOPMENT TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

16 Analysis of net assets between funds

	Unrestricted funds £	Restricted funds £	Total 2025 £	Unrestricted funds £	Restricted funds £	Total 2024 £
Fund balances at 31 March 2025 are represented by:						
Tangible assets	21,024	-	21,024	24,758	-	24,758
Current assets/(liabilities)	110,717	21,985	132,702	30,445	17,135	47,580
	<u>131,741</u>	<u>21,985</u>	<u>153,726</u>	<u>55,203</u>	<u>17,135</u>	<u>72,338</u>

17 Share Capital

The company is limited by guarantee and does not have a share capital divided by shares.

18 Pensions

The pension cost charge represents contributions payable by the charity to the fund and amounted to £nil (2024 - £nil).

Contributions totaling £nil (2024 - £nil) were payable to the fund at the year end.

19 Operating lease commitments

	2025 £	2024 £
Within one year	12,089	12,089
Between two and five years	48,356	48,356
In over five years	30,223	42,312
	<u>90,668</u>	<u>102,757</u>

20 Related party transactions

Details of transactions with trustees are in note 10.

During the year charity paid to the related charity, London Development Trust, £163,822 (2024 - 164,008) for seconded staff. At the balance sheet date, the charity was owed £10,614 by a related charity (2024: £25,241 was owed by the charity to the related charity).