

Company no. 03493040
Charity no. 1142290

LARC Development Trust
Report and Unaudited Financial
Statements
31 March 2025

LARC Development Trust

Reference and administrative details

For the year ended 31 March 2025

Company number 03493040

Charity number 1142290

Registered office and operational address Grange Court
Pinsley Road
Leominster
Herefordshire
HR6 8NW

Trustees Trustees, who are also directors under company law, who served during the year and up to the date of this report were as follows:

Heidi Caldicott appointed 15 April 2025, resigned 9 September 2025

Jacqueline Herschy Chair

Felicity Norman

Patricia Potheary

Lucinda Rowberry

Andrew Scholar

John Stone

Russell Sutcliffe

Stephen Thornhill

Finance

Vice Chair

Key management personnel

Craig Carter

Manager

Bankers

CAF Bank Ltd
25 Kings Hill Avenue
Kings Hill
West Maling
Kent
ME19 4JQ

Independent examiners

Godfrey Wilson Limited
Chartered accountants and statutory auditors
5th Floor Mariner House
62 Prince Street
Bristol
BS1 4QD

LARC Development Trust

Report of the trustees

For the year ended 31 March 2025

The trustees present their report along with the financial statements of the charity for the year ended 31 March 2025.

Reference and administrative information set out on page 1 forms part of this report. The financial statements comply with current statutory requirements, the Memorandum and Articles of Association and the Statement of Recommended Practice - Accounting and Reporting by Charities (effective from January 2019).

Objectives and activities

To further or benefit the residents of Leominster and the surrounding area, without distinction of sex, sexual orientation, race or of political, religious or other opinions by associating together the said residents and the local authorities, voluntary and other organisations in a common effort to advance education and to provide facilities in the interests of social welfare for recreation leisure time occupation with the objective of improving the conditions of life for the residents.

The preservation of buildings or sites of historical or architectural importance, in particular but not exclusively the building known as Grange Court, for the public benefit and to advance the education of the public in the history of the building and its surroundings.

LARC owns and operates Grange Court in Leominster as a heritage, community and enterprise hub. It is working with community and voluntary groups across the area to promote its charitable objectives. In carrying out its activities, LARC has had regard to the guidance issued by the Charity Commission on public benefit.

LARC relies on the commitment of a number of volunteers, members of the Board of Trustees and others to keep Grange Court open and provide information and support to visitors.

Achievements and performance

LARC is continuing to maintain and run Grange Court for the benefit of the local community.

We had **15** community groups as regular users, some weekly others less frequently, 6 business and local organisations are regular users and 27 family functions were held in the last year.

We have increased our fundraising events with 2 Medium Nights, 5 Quiz Nights, Murder Mystery nights, September Fun Day, Christmas Market, Mother's Day meals, Easter Fun Day, Christmas Lunches, Christmas Parties. These events were well attended and raised a surplus as well as improving our visibility and engagement with the local community. We successfully hosted h.Art again. The Ante-room has been used most months for a variety of art displays. We have a jeweller in residence on the mezzanine which generates a small income and showcases a local artist.

We have completed some of our projects: We fundraised to repair the lions and in April '24 had the work done by English Salvage and Reclamation at Wellington. This appeal was very well supported by local people who have a great fondness for the lions. We were very pleased to find a local business willing to undertake the work – especially at less than half the lowest rival quotation.

LARC Development Trust

Report of the trustees

For the year ended 31 March 2025

As part of our community support we have been working with HVOSS (Herefordshire Voluntary Organisations Support Services) to support some of our volunteers with training opportunities. We have piloted a scheme with the Leominster Job Centre to help job-seekers gain work experience to give skills and confidence. This has been very successful and as a result the original project has been extended. We have also offered work experience placements to local schools and colleges and have had pupils from Weobley and Tenbury do their placements here. All these initiatives are an important contribution to our community and we are glad they are being undertaken. We do recognise that it is extra work for Craig and his staff providing training and guidance and we appreciate their contribution.

Grange Court is a tourist attraction as well as a community hub. As such we contribute to the local economy by bringing in visitors. We have continued to work to promote Grange Court on social media and our Google reports show that there are several hundred searches made every month. We have 2,200 followers on Facebook and some of our event posts are engaging 15,000+ users.

The increased footfall, now averaging 2,000 visitors a month, demonstrates the engagement of local people as well as tourists.

After COVID the Board decided to become more involved with other local groups to pursue our charitable objective as a community hub and to raise the profile of Grange Court with the community. As reported in previous years, we started to sponsor a Leominster in Bloom planter, joined the Leominster Cultural Consortium and Leominster Festival. This year we became part of the new Business Group, attending the concept meetings and fully supporting its development. Craig worked hard with local business and Leominster Town Council to rescue the Victorian Christmas Market last year and has also represented LARC on the Festival committee. The Chair represents us on the Cultural Consortium group with Felicity kindly stepping in when needed.

We are part of the heritage quarter in Leominster. We have had informal meetings with The Priory Church and Leominster Museum to create working links between our organisations. The Priory has employed Hilary Norris as an events coordinator with outstanding success with the Threads Through Creation this year and The Priory 900 as just part of her programme. Next year we will be involved with the Crime and Punishment project building on the work done by the Priory Futures scheme on the Ducking Stool.

We have also benefitted from various other initiatives, The Leominster History Guides and Walkers are Welcome, which Leominster Town Council has supported. We appreciate very much that Felicity Norman, Jill Murdoch and Pete Blench are actively promoting these and are all volunteers here as trustee, gardeners and receptionists. The Herefordshire History week was very successful also and will be expanded next year. The website has remained active and LARC has agreed to pay the small fee to keep Grange Court on it. The week has now been extended to a fortnight.

Behind all this activity sits The Herefordshire BID (Business Improvement District), Leominster Town Council and Herefordshire Council all of which are working to promote tourism in Herefordshire. Heritage tourism is a growing part of the British economy and clearly could be invaluable to Grange Court if we can capitalise sufficiently.

LARC Development Trust

Report of the trustees

For the year ended 31 March 2025

The gardens continue to be beautifully maintained by our group of volunteers. We are hugely grateful to Bob Murdoch and the team for their work. They bring a wealth of knowledge and experience for which we could not afford to pay and we greatly appreciate that their work helps to attract our many visitors.

The box hedge in the knot garden has recovered a bit from the blight because the spring was so dry but we still need to consider a longer-term replacement plan.

Local businesses have generously made contributions, Morrisons has given raffle prizes, Easter eggs and pumpkins for Hallowe'en. B&Q gave us bulbs and secateurs. Caldicott Property Lettings, Motif, The Salon Broad Street, Roundabout Stationery, Vine and Juniper, Cheadle Care Ltd., Massage Monkey, Carpenter Goodwin Ltd., and Bikold have all contributed prizes.

Financial review

The income generated by the various charitable and fundraising activities; café, office rental, functions and donations is sufficient for LARC to run and maintain Grange Court on a year-by-year basis.

LARC has carried out various works to comply with Health and Safety regulations and insurance compliance. We extended our contract with Peninsula to include Health and Safety and they help us to review our processes and policies annually, expensive but essential for us in the maintenance of the building.

Charitable and fundraising income is not enough to finance large new investments such as the refurbishment of the exterior. For these larger projects we need grant funding from The Heritage Lottery Fund, Historic England and/or other funders.

We had an energy audit done in 2024 and submitted an application for a Marches Energy Grant (MEG) to replace lighting and boilers but were unsuccessful. We had another energy audit this year and were invited to apply for a grant to replace the boilers and upgrade the lighting to LED. We did not apply because we would have struggled to find the match-funding and the payback for the heating would have been many years. The lighting would payback more quickly. We have replaced long-life bulbs with LED where we can but some new track and fittings are needed and replacement PIRs. The changes to the operation of the electronic doors has helped to reduce our heating bill and we will continue with our existing boilers, accepting some additional maintenance costs.

The outside of the heritage building needs to be restored and repainted. A significant amount of our generated surplus this year has been spent on the commission of a detailed surveyor's report about the extent of the remedial works needed, which includes the restoration of some of the John Abel heads. The majority of the work needed is to the Victorian and modern renovations. We have taken advice from Historic England who want a detailed dendrology report and a schedule of works created by a heritage architect. We have been unable to fund this work and have so far been unsuccessful in our bids for funding from Historic England or The Heritage Lottery Fund.

We will follow the surveyor's advice and reduce the Norwegian Pine where it overhangs the gutters of the heritage building. Consent to tree works in a Conservation Area has been given by Herefordshire Council.

LARC Development Trust

Report of the trustees

For the year ended 31 March 2025

Reserves policy

The Charity aims to hold free reserves of £60,000, defining free reserves as unrestricted net current assets and basing this on three months of expenditure. Currently the Charity is holding approximately £50,000. The Charity will continue to add to reserves to reach £60,000 through the surplus generated from Charity income.

Plans for future periods

Our two main foci for this financial year will be to grow the café and room hire business and find grant funding to renovate the exterior. Historic England has been supportive but unable yet to agree any funds but we will continue to work with them.

We will also try to find grant funds for the upgrade of the accessible shower room.

We will work with the other heritage sites to promote the local history offer and with Leominster Town Council, Leominster Cultural Consortium, Leominster Festival and the Business Group to promote events in the town.

To promote the Leominster in Stitches exhibition we will produce a new leaflet to be handed out in other sites – such as The Priory and TIC etc.

Structure, governance and management

The structure remains the same – LARC Development Trust is a company limited by guarantee and a charity. The Board of Trustees meets monthly as does the Management Group.

We welcomed Heidi Caldicott as a new trustee in March bringing the number of trustees up to nine. Heidi is a local business woman and has already undertaken work updating our website and is looking to help us fundraise. Andrew Scholar has taken the role of Finance Director following Russell Sutcliffe's resignation from that role. We take this opportunity to thank Russell for all his work. Russell remains a trustee and continues to do the returns to the various government bodies we have to update annually. Tessa Smith Winnard has stepped down from being our minute taker on becoming Mayor of Leominster. We congratulate her and thank her very much for her invaluable help.

Our manager, Craig Carter, is in his second year with us now and he and Caroline continue to work extremely hard on our bookings, events and fundraising. The number of business bookings for conferences and meetings is increasing steadily and some large national and international organisations are using us – The World Health Organisation and The Gambling Commission to name a couple, as well as local organisations, such as The Hereford Diocese and Herefordshire Council. We host many family occasions as well. The conversion of the store room into a children's play room has proved popular and the number of family visits is increasing. Craig has introduced more family events with the fun days The footfall has risen again this year averaging about 2,300 a month and the café made a surplus.

We have 10 members of staff now. This is 5.3 full time equivalent on a 35-hour working week. We sadly said goodbye to Jane Robson who retired through ill health and more happily to Owen Barrell to a full-time job and Katie Villar to university. We welcomed Sandra Pryce as a member of the catering team.

LARC Development Trust

Report of the trustees

For the year ended 31 March 2025

Statement of responsibilities of the trustees

The trustees (who are also directors of the charity 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, including Financial Reporting Standard 102: The Financial Reporting Standard applicable in the UK and Republic of Ireland (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 charity and of the income and expenditure of the charity for that period. In preparing those 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 accounting estimates that are reasonable and prudent;
- state whether applicable UK accounting standards and statements of recommended practice 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 charity will continue in operation.

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and which enable them to ensure that the financial statements comply with the Companies Act 2006. The trustees are also responsible for safeguarding the assets of the charity 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 in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

Members of the charity guarantee to contribute an amount not exceeding £10 to the assets of the charity in the event of winding up. The trustees are members of the charity but this entitles them only to voting rights. The trustees have no beneficial interest in the charity.

Auditors / Independent examiners

Godfrey Wilson Limited were appointed as independent examiners to the charitable company during the year and have expressed their willingness to continue in that capacity.

Approved by the trustees on 29 October 2025 and signed on their behalf by

Andrew Scholar - Trustee

Independent examiner's report

To the trustees of

LARC Development Trust

I report to the trustees on my examination of the accounts of LARC Development Trust (the charitable company) for the year ended 31 March 2025, which are set out on pages 8 to 23.

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 accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts 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 accounts as carried out under section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5) (b) of the 2011 Act.

Independent examiner's statement

I have completed my examination. I confirm that no material 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 accounts do not accord with those records; or
- (3) the accounts 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 accounts 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 accounts to be reached.

Date: 29 October 2025

Robert Wilson FCA

Member of the ICAEW

For and on behalf of:

Godfrey Wilson Limited

Chartered accountants and statutory auditors

5th Floor Mariner House

62 Prince Street

Bristol

BS1 4QD

LARC Development Trust

Statement of financial activities (incorporating an income and expenditure account)

For the year ended 31 March 2025

	Note	Restricted £	Unrestricted £	2025 Total £	Restated 2024 Total £
Income (and endowments) from:					
Donations and legacies	4	-	3,937	3,937	5,096
Charitable activities	5	1,000	77,293	78,293	76,534
Other trading activities	6	-	132,233	132,233	121,364
Investments		-	1,161	1,161	1,305
Other		-	-	-	-
Total income (and endowments)		<u>1,000</u>	<u>214,624</u>	<u>215,624</u>	<u>204,299</u>
Expenditure on:					
Raising funds		-	165	165	232
Charitable activities		1,000	249,482	250,482	249,264
Other		-	-	-	-
Total expenditure	8	<u>1,000</u>	<u>249,647</u>	<u>250,647</u>	<u>249,496</u>
Net gains / (losses) on investments		-	-	-	-
Net income / (expenditure)		-	(35,023)	(35,023)	(45,197)
Transfers between funds		-	-	-	-
Net movement in funds	9	-	(35,023)	(35,023)	(45,197)
Reconciliation of funds:					
Total funds brought forward		-	2,594,411	2,594,411	2,639,608
Total funds carried forward		<u>-</u>	<u>2,559,388</u>	<u>2,559,388</u>	<u>2,594,411</u>

All of the above results are derived from continuing activities. There were no other recognised gains or losses other than those stated above. Movements in funds are disclosed in note 19 to the accounts.

Prior period income and expenditure have been reclassified to reflect the requirements of the Charities SORP (FRS 102) and to be comparable with the current year. The affect on funds and net income are shown in note 2 to the accounts.

LARC Development Trust

Balance sheet

As at 31 March 2025

	Note	£	2025 £	Restated 2024 £
Fixed assets				
Tangible assets	12		948,535	976,232
Heritage assets	13		1,568,000	1,568,000
			2,516,535	2,544,232
Current assets				
Stock	14	2,921		3,373
Debtors	15	9,378		5,598
Cash at bank and in hand		54,265		71,065
		66,564		80,036
Liabilities				
Creditors: amounts falling due within 1 year	16	(23,711)		(29,857)
Net current assets / (liabilities)			42,853	50,179
Net assets / (liabilities)	18		2,559,388	2,594,411
Funds	19			
Restricted funds			-	-
Unrestricted funds				
Designated funds			2,516,535	2,544,232
General funds			42,853	50,179
Total charity funds			2,559,388	2,594,411

The directors are satisfied that the company is entitled to exemption from the provisions of the Companies Act 2006 (the Act) relating to the audit of the financial statements for the year by virtue of section 477, and that no member or members have requested an audit pursuant to section 476 of the Act.

The directors acknowledge their responsibilities for:

- (i) ensuring that the Company keeps proper accounting records which comply with section 386 of the Act; and
- (ii) preparing financial statements which give a true and fair view of the state of affairs of the Company as at the end of the financial year and of its profit or loss for the financial year in accordance with the requirements of section 393, and which otherwise comply with the requirements of the Act relating to financial statements, so far as applicable to the company.

These accounts have been prepared in accordance with the special provisions applicable to companies subject to the small companies' regime.

Approved by the trustees on 29 October 2025 and signed on their behalf by

Andrew Scholar - Trustee

LARC Development Trust

Notes to the financial statements

For the year ended 31 March 2025

1. Accounting policies

a) General information and basis of preparation

LARC Development Trust is a charitable company limited by guarantee registered in England and Wales. The registered office address is Grange Court, Pinsley Road, Leominster, Herefordshire, HR6 8NW.

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) (effective 1 January 2019) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

LARC Development Trust 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 note.

b) Going concern basis of accounting

The accounts have been prepared on the assumption that the charity is able to continue as a going concern, which the trustees consider appropriate having regard to the current level of unrestricted reserves. There are no material uncertainties about the charity's ability to continue as a going concern.

c) Income

Income is recognised when the charity has entitlement to the funds, any performance conditions attached to the item of income have been met, it is probable that the income will be received and the amount can be measured reliably.

Income from the government and other grants, whether 'capital' grants or 'revenue' grants, is recognised when the charity has entitlement to the funds, any performance conditions attached to the grants have been met, it is probable that the income will be received and the amount can be measured reliably and is not deferred.

For legacies, entitlement is taken as the earlier of the date on which either: the charity is aware that probate has been granted, the estate has been finalised and notification has been made by the executor(s) to the Trust that a distribution will be made, or when a distribution is received from the estate. Receipt of a legacy, in whole or in part, is only considered probable when the amount can be measured reliably and the charity has been notified of the executor's intention to make a distribution. Where legacies have been notified to the charity, or the charity is aware of the granting of probate, and the criteria for income recognition have not been met, then the legacy is treated as a contingent asset and disclosed if material.

Income received in advance of provision of service is deferred until criteria for income recognition are met.

LARC Development Trust

Notes to the financial statements

For the year ended 31 March 2025

d) 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 the economic benefit can be measured reliably. In accordance with the Charities SORP (FRS 102), general volunteer time is not recognised.

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.

e) Interest receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the charity: this is normally upon notification of the interest paid or payable by the bank.

f) Funds accounting

Unrestricted funds are available to spend on activities that further any of the purposes of the charity. Designated funds are unrestricted funds of the charity which the trustees have decided at their discretion to set aside to use for a specific purpose. Restricted funds are donations which the donor has specified are to be solely used for particular areas of the charity's work or for specific projects being undertaken by the charity.

g) Expenditure and irrecoverable VAT

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

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

h) Allocation of support and governance costs

Support costs are those functions that assist the work of the charity but do not directly undertake charitable activities. Governance costs are the costs associated with the governance arrangements of the charity, including the costs of complying with constitutional and statutory requirements and any costs associated with the strategic management of the charity's activities. These costs have been allocated in full to charitable activities.

LARC Development Trust

Notes to the financial statements

For the year ended 31 March 2025

i) Tangible fixed assets

Depreciation is provided at rates calculated to write down the cost of each asset to its estimated residual value over its expected useful life. The depreciation rates in use are as follows:

Buildings	2% straight line
Fixtures and fittings	15% straight line
Plant and equipment	10 to 20% straight line

Items of equipment are capitalised where the purchase price exceeds £3,000.

j) Heritage assets

The Trust holds and maintains a property, land and a collection of chattels of historical, artistic or scientific importance. In accordance with section 34 of FRS102, heritage assets have been recognised on the balance sheet. In all cases the items have been recorded at cost at the time of acquisition, or an estimate of cost if the assets are donated. Adjustments have been made to reflect additions and disposals.

Heritage assets are not depreciated since their indefinite or long economic life and high residual value mean that any depreciation would not be material. One of the objectives of the Trust is the preservation and conservation of assets, therefore it is the Trust's responsibility to ensure that the condition of the heritage assets do not deteriorate over time.

At each reporting date, the charity assesses whether there is any indication of impairment. If such indication exists, the value of the asset is written down to its recoverable amount.

k) Stock

Stock is included at the lower of cost or net realisable value. Donated items of stock are recognised at fair value which is the amount the charity would have been willing to pay for the items on the open market.

l) 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.

m) Cash at bank and in hand

Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

n) Creditors

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.

o) Financial instruments

The charitable company 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 recognised at amortised cost using the effective interest method.

LARC Development Trust

Notes to the financial statements

For the year ended 31 March 2025

p) Pension costs

The company operates a defined contribution pension scheme for its employees. There are no further liabilities other than that already recognised in the SOFA.

q) Foreign currency transactions

Transactions in foreign currencies are translated at rates prevailing at the date of the transaction. Balances denominated in foreign currencies are translated at the rate of exchange prevailing at the year end.

r) Accounting estimates and key judgements

In the application of the charity's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying values of assets and liabilities that are not readily apparent from other sources. The estimates and underlying 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 if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

The key sources of estimation uncertainty that have a significant effect on the amounts recognised in the financial statements are depreciation as described in note 1.i) above.

2. Prior year adjustment

Buildings were previously classified as fixed assets on which no depreciation has been charged and held in a restricted revaluation reserve. They have been reclassified as a mixture of heritage assets and fixed assets on which depreciation is charged. A new designated capital fund has been introduced to represent the net book value of all assets including buildings.

The affect of this adjustments are:

	Buildings net book value £	Heritage asset £	Revaluation reserve £	Capital funds £	Other funds £
At 1 April 2023					
Before restatement	2,800,000	-	(2,793,689)	-	(92,319)
Restatement	<u>(1,814,400)</u>	<u>1,568,000</u>	<u>2,793,689</u>	<u>(2,572,008)</u>	<u>24,719</u>
After restatement	<u>985,600</u>	<u>1,568,000</u>	<u>-</u>	<u>(2,572,008)</u>	<u>(67,600)</u>
At 31 March 2024					
Before restatement	2,800,000	-	(2,793,689)	-	(71,762)
Adjustments above	(1,814,400)	1,568,000	2,793,689	(2,572,008)	24,719
Restatement	<u>(24,640)</u>	<u>-</u>	<u>-</u>	<u>27,776</u>	<u>(3,136)</u>
After restatement	<u>960,960</u>	<u>1,568,000</u>	<u>-</u>	<u>(2,544,232)</u>	<u>(50,179)</u>

LARC Development Trust

Notes to the financial statements

For the year ended 31 March 2025

3. Prior period comparatives: statement of financial activities			Restated 2024 Total £
	Restricted £	Unrestricted £	£
Income from:			
Donations and legacies	-	5,096	5,096
Charitable activities	-	76,534	76,534
Other trading activities	-	121,364	121,364
Investments	-	1,305	1,305
Other	-	-	-
Total income	-	204,299	204,299
Expenditure on:			
Raising funds	-	232	232
Charitable activities	2,000	247,264	249,264
Other	-	-	-
Total expenditure	2,000	247,496	249,496
Net income / (expenditure)	(2,000)	(43,197)	(45,197)
Transfers between funds	-	-	-
Net movement in funds	(2,000)	(43,197)	(45,197)
4. Income from donations and legacies			2025 Total £
	Restricted £	Unrestricted £	£
Donations	-	2,937	2,937
Grants	-	1,000	1,000
Total income from donations and legacies	-	3,937	3,937
Prior period comparative:			2024 Total £
	Restricted £	Unrestricted £	£
Donations	-	3,849	3,849
Grants	-	1,247	1,247
Total income from donations and legacies	-	5,096	5,096

LARC Development Trust

Notes to the financial statements

For the year ended 31 March 2025

5. Income from charitable activities

	Restricted £	Unrestricted £	2025 Total £
Grants	1,000	-	1,000
Rent	-	69,553	69,553
Room bookings	-	7,740	7,740
Total income from charitable activities	1,000	77,293	78,293

Prior period comparative:

	Restricted £	Unrestricted £	2024 Total £
Rent	-	67,272	67,272
Room bookings	-	9,262	9,262
Total income from charitable activities	-	76,534	76,534

LARC Development Trust

Notes to the financial statements

For the year ended 31 March 2025

6. Income from other trading activities

	Restricted £	Unrestricted £	2025 Total £
Bar	-	10,571	10,571
Cafe	-	80,907	80,907
Functions	-	32,763	32,763
Generated electricity	-	1,086	1,086
Weddings	-	5,461	5,461
Miscellaneous	-	1,445	1,445
Total income from other trading activities	-	132,233	132,233

Prior period comparative:

	Restricted £	Unrestricted £	2024 Total £
Bar	-	3,345	3,345
Cafe	-	81,651	81,651
Functions	-	23,551	23,551
Generated electricity	-	641	641
Weddings	-	9,543	9,543
Miscellaneous	-	2,633	2,633
Total income from other trading activities	-	121,364	121,364

7. Government grants

The charitable company receives government grants, defined as funding from Leominster Town Council to fund charitable activities. The total value of such grants in the period ending 31 March 2025 was £1,000 (2024: £nil). There are no unfulfilled conditions or contingencies attaching to these grants

LARC Development Trust

Notes to the financial statements

For the year ended 31 March 2025

8. Total expenditure

	Raising funds £	Charitable activities £	Support and governance costs £	2025 Total £
Staff costs (note 10)	-	121,682	7,759	129,441
Trading activities	-	33,664	-	33,664
Utilities	-	26,800	-	26,800
Repairs and renewals	-	13,213	-	13,213
Printing, postage and stationery	-	-	438	438
Telephone, IT and website	-	-	3,988	3,988
Legal and professional	-	-	4,899	4,899
Accountancy	-	-	4,068	4,068
Bank charges	-	-	1,795	1,795
Insurance	-	-	3,869	3,869
Depreciation	-	27,697	-	27,697
Miscellaneous costs	165	-	610	775
Sub-total	165	223,056	27,426	250,647
Allocation of support and governance costs	-	27,426	(27,426)	-
Total expenditure	165	250,482	-	250,647

Total governance costs were £2,513 (2024: £200)

LARC Development Trust

Notes to the financial statements

For the year ended 31 March 2025

8. Total expenditure (continued)
Prior period comparative

			Support and governance costs	Restated 2024 Total
	Raising funds £	Charitable activities £	£	£
Staff costs (note 10)	-	123,130	-	123,130
Trading activities	-	31,788	-	31,788
Utilities	-	28,333	-	28,333
Repairs and renewals	-	18,240	-	18,240
Printing, postage and stationery	-	-	260	260
Telephone, IT and website	-	-	4,857	4,857
Legal and professional	-	-	6,557	6,557
Accountancy	-	-	2,063	2,063
Bank charges	-	-	1,603	1,603
Insurance	-	-	4,372	4,372
Depreciation	-	27,776	-	27,776
Miscellaneous costs	232	-	285	517
Sub-total	232	229,267	19,997	249,496
Allocation of support and governance costs	-	19,997	(19,997)	-
Total expenditure	232	249,264	-	249,496

LARC Development Trust

Notes to the financial statements

For the year ended 31 March 2025

9. Net movement in funds

This is stated after charging:

	2025 £	2024 £
Depreciation	27,697	27,776
Operating lease payments	Nil	Nil
Trustees' remuneration	Nil	Nil
Trustees' reimbursed expenses	Nil	Nil
Independent examiner's remuneration (excluding VAT):		
▪ Independent examination fee	2,513	200

10. Staff costs and numbers

Staff costs were as follows:

	2025 £	2024 £
Salaries and wages	125,713	120,223
Social security costs	1,911	-
Pension costs	1,777	1,497
Training	40	1,410
	129,441	123,130

No employee earned more than £60,000 during the year.

The key management personnel of the charitable company comprise the Trustees and Manager. The total employee benefits of the key management personnel were £31,039 (2024: £26,490).

	2025 No.	2024 No.
Average head count	10.00	11.00

LARC Development Trust

Notes to the financial statements

For the year ended 31 March 2025

11. Taxation

The charity is exempt from corporation tax as all its income is charitable and is applied for charitable purposes.

12. Tangible fixed assets

	Buildings	Fixtures and	Plant and	Total
		and	equipment	£
Cost				
At 1 April 2024	1,232,000	27,919	10,729	1,270,648
Additions in year	-	-	-	-
Disposals	-	-	-	-
	<u> </u>	<u> </u>	<u> </u>	<u> </u>
At 31 March 2025	<u>1,232,000</u>	<u>27,919</u>	<u>10,729</u>	<u>1,270,648</u>
Depreciation				
At 1 April 2024	271,040	12,647	10,729	294,416
Charge for the year	24,640	3,057	-	27,697
On disposals	-	-	-	-
	<u> </u>	<u> </u>	<u> </u>	<u> </u>
At 31 March 2025	<u>295,680</u>	<u>15,704</u>	<u>10,729</u>	<u>322,113</u>
Net book value				
At 31 March 2025	<u>936,320</u>	<u>12,215</u>	<u>-</u>	<u>948,535</u>
At 31 March 2024	<u>960,960</u>	<u>15,272</u>	<u>-</u>	<u>976,232</u>

Buildings include the coach house and south and east wings of Grange Court.

LARC Development Trust

Notes to the financial statements

For the year ended 31 March 2025

13. Heritage assets

	2025 £	2024 £
Market value at 1 April	1,568,000	1,568,000
Additions	-	-
Disposals proceeds	-	-
Gains / (losses)	-	-
Market value at 31 March	1,568,000	1,568,000

Grange Court, built in 1633, is the last surviving market house known to be built by John Abel, a local master carpenter. It is used as a heritage and enterprise Hub and owned by the people of Leominster through the LARC Development Trust.

The buildings on the Grange Court site are made up of the original market house, the coach house and an extension to the south and east wings. The original market house is held as a heritage asset, the coach house and south and east wings are held as fixed assets. The original market house is primarily used as a historic building with information and exhibits relating to its historical uses. The coach house and south and east wings contain offices available for affordable rent to benefit the local community.

The freehold interest in the market house has been valued at the market value on the date that the asset was donated to the charity.

Both the heritage assets and fixed assets were gifted to the charity under a transfer agreement on 7 June 2013 for £1 from Herefordshire Council, the value at the time of transfer was £2,800,000.

14. Stock

	2025 £	2024 £
Goods for resale	2,921	3,373

15. Debtors

	2025 £	2024 £
Trade debtors	7,509	3,907
Prepayments	1,086	1,691
Other debtors	783	-
	9,378	5,598

LARC Development Trust

Notes to the financial statements

For the year ended 31 March 2025

16. Creditors: amounts falling due within 1 year

	2025 £	2024 £
Trade creditors	5,756	8,709
Accruals	2,938	15,913
VAT	3,827	4,865
Payroll taxes	4960	-
Deferred income (see note 17)	5,808	-
Other creditors	422	370
	23,711	29,857

17. Deferred income

	2025 £	2024 £
At 1 April	-	-
Deferred during the year	5,808	-
Released during the year	-	-
At 31 March	5,808	-

Deferred income relates to rental income received in advance.

18. Analysis of net assets between funds

	Restricted funds £	Designated funds £	General funds £	Total funds £
Tangible fixed assets	-	948,535	948,535	948,535
Heritage assets	-	1,568,000	1,568,000	1,568,000
Current assets	-	-	66,564	66,564
Current liabilities	-	-	(23,711)	(23,711)
Net assets at 31 March 2025	-	2,516,535	2,559,388	2,559,388
Prior period comparative				
	Restricted funds £	Designated funds £	General funds £	Total funds £
Tangible fixed assets	-	976,232	976,232	976,232
Heritage assets	-	1,568,000	1,568,000	1,568,000
Current assets	-	-	80,036	80,036
Current liabilities	-	-	(29,857)	(29,857)
Net assets at 31 March 2024	-	2,544,232	2,594,411	2,594,411

LARC Development Trust

Notes to the financial statements

For the year ended 31 March 2025

19. Movements in funds

	At 1 April 2024 £	Income £	Expenditure £	Transfers £	At 31 March 2025 £
Restricted funds					
Leominster Town Council	-	1,000	(1,000)	-	-
Total restricted funds	-	1,000	(1,000)	-	-
Unrestricted funds					
<i>Designated funds:</i>					
Capital fund	2,544,232	-	(27,697)	-	2,516,535
<i>Total designated funds</i>	2,544,232	-	(27,697)	-	2,516,535
General funds	50,179	214,624	(221,950)	-	42,853
Total unrestricted funds	2,594,411	214,624	(249,647)	-	2,559,388
Total funds	2,594,411	215,624	(250,647)	-	2,559,388

Purposes of restricted funds

Leominster Town Council For maintenance of the Millenium Green and Orchard.

Purposes of designated funds

Capital fund Represents the net book value of all fixed assets and heritage assets.

Prior period comparative	At 1 April 2023 £	Income £	Expenditure £	Transfers £	At 31 March 2024 £
Restricted funds					
Community fund	2,000	-	(2,000)	-	-
Total restricted funds	2,000	-	(2,000)	-	-
Unrestricted funds					
<i>Designated funds:</i>					
Capital fund	2,572,008	-	(27,776)	-	2,544,232
<i>Total designated funds</i>	2,572,008	-	(27,776)	-	2,544,232
General funds	65,600	204,299	(219,720)	-	50,179
Total unrestricted funds	2,637,608	204,299	(247,496)	-	2,594,411
Total funds	2,639,608	204,299	(249,496)	-	2,594,411

20. Related party transactions

There were no related party transactions in the current or prior period.