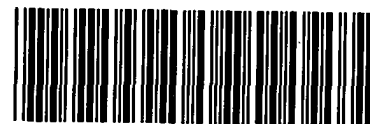


COMPANY REGISTRATION NUMBER: 04456338  
CHARITY REGISTRATION NUMBER: 1143920

**Design Midlands Limited**  
**Company Limited by Guarantee**  
**Unaudited Financial Statements**  
**31 March 2025**

**ANTHON MARLOW**  
Chartered Certified Accountants  
6 Clinton Avenue  
Nottingham  
NG5 1AW

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**Design Midlands Limited**  
**Company Limited by Guarantee**  
**Financial Statements**  
**Year ended 31 March 2025**

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**Design Midlands Limited**  
**Company Limited by Guarantee**  
**Trustees' Annual Report (Incorporating the Director's Report)**  
**Year ended 31 March 2025**

The trustees, who are also the directors for the purposes of company law, present their report and the unaudited financial statements of the charity for the year ended 31 March 2025.

**Reference and administrative details**

**Registered charity name**      Design Midlands Limited

**Charity registration number**   1143920

**Company registration  
number**                              04456338

**Principal office and  
registered  
office**                              South Annex  
PERA Business Park  
Nottingham Road  
Melton Mowbray  
Leicestershire  
LE13 0PB

**The trustees**

Mr G Hunt  
Mr J Fairfax  
Ms L Richards  
Mr P Watson  
Ms A Reeve  
Mr S Stoney  
Ms S Bradley  
Mr A Lathbury  
Mr O Spicer    (Appointed 3 March 2025)

**Company secretary**              Mr JA Walker

**Independent examiner**          Anthon Marlow  
6 Clinton Avenue  
Nottingham  
NG5 1AW

**Structure, governance and management**

Design Midlands Limited is a company limited by guarantee with charitable status governed by its memorandum and articles of association.

# **Design Midlands Limited**

## **Company Limited by Guarantee**

### **Trustees' Annual Report (Incorporating the Director's Report) *(continued)***

**Year ended 31 March 2025**

#### **Objectives and activities**

The objectives of Design:Midlands (D:M) are:

- \*to enable high standards of design and architecture in the built and living environment;
- \*deliver education and training to all involved in such creative activities;
- \*support other charitable projects and initiatives for community benefit in the Midlands.

As a charity, we are independent and impartial, advising on the highest quality of design and place making, promoting best practice, aiming to deliver the art of the possible.

Over the past sixteen years, the charity has built up a good track record and profile, developing strong partnerships and networks across all sectors.

Our 2025 Prospectus is available on our internet site at [www.designmidlands.org](http://www.designmidlands.org).

# **Design Midlands Limited**

## **Company Limited by Guarantee**

### **Trustees' Annual Report (Incorporating the Director's Report) *(continued)***

**Year ended 31 March 2025**

#### **Strategic report**

We believe in the importance of creating sustainable places where people want to live, work and socialise.

The following five core sections form the strategic overview of the charity:

1. D:M facilitates the Midlands Design Review Panel - a unique group of experts in the built and natural environment. It manages the recruitment and appointment of independent placemaking specialists that bring support and guidance to the delivery of development schemes within the planning system.

2. Building for a Healthy Life (BHL);

Design Midlands is the registered assessor for BHL in the Midlands. The BHL framework is both a negotiation tool and a functional measure of how a housing scheme performs to 12 considerations relating to neighbourhoods, character and distinctiveness, green and blue infrastructure, and streets.

3. Design Midlands can engage with communities to offer expert advice on the National Model Design Code and enabling.

4. At the point that the Local Planning Authority wishes to engage with site promoters on its emerging key sites allocations, an independent D:M Design Review Panel reviews the site's capacity to deliver housing and other associated infrastructure.

5. Design Midlands has a range of Panel experts who assist in the promotion of active travel and how that translates into the streets and spaces we want to live in.

#### **Key Associates:**

Julie Tanner - Associate: Chief Executive;  
Angus Walker - Associate: Company Secretary;  
Dharmista Patel - Associate: Design Support Services;  
Meredith Evans - Associate: Design Support Services;  
Jo Widdecombe - Associate: Planning and Learning

# **Design Midlands Limited**

## **Company Limited by Guarantee**

### **Trustees' Annual Report (Incorporating the Director's Report) *(continued)***

**Year ended 31 March 2025**

#### **Achievements and performance**

##### **a. Performance**

The total turnover of the charity for the year has significantly increased from £221k to £300k, despite challenging economic conditions. The financial strategy continued to be the diversification income sources. Funds were received from individual local and public authorities for specific neighbourhood and community projects. The private sector support has replaced government grants through increased contributions to design reviews.

There has been a continued focus of resources on organisational change and marketing. In November 2024 the trustees undertook a detailed review of the charity's services and performance criteria.

Total expenditure increased from £217k to £300k resulting in sustained unrestricted funds of £40k. All financial and operational risks are reviewed by the board bi-monthly.

#### **Financial review**

##### **a. Reserves**

The free reserves position at the year-end remained consistent at £40k. This remains above the minimum level set by trustees enabling continued investment in new products and services.

#### **Plans for future periods**

1. Project Management of new initiatives throughout England, on behalf of Homes England, on the assessment and utilisation of public land for new housing developments.
2. Develop opportunities and expertise in each of the 5 core strategic areas.
3. Promote the profile of the charity throughout the English Midlands.
4. Use links with similar charities in other regions, through the Design Network, to advocate changes to national planning policies.
5. To respond, at local and regional levels, to changing governmental housing strategies

**Design Midlands Limited**

**Company Limited by Guarantee**

**Trustees' Annual Report (Incorporating the Director's Report) *(continued)***

**Year ended 31 March 2025**

The trustees' annual report and the strategic report were approved on 22<sup>nd</sup> May 2025 and signed on behalf of the board of trustees by:

A handwritten signature in black ink, appearing to read 'A Reeve'.

Ms A Reeve  
Trustee

# **Design Midlands Limited**

**Company Limited by Guarantee**

## **Independent Examiner's Report to the Trustees of Design Midlands Limited**

**Year ended 31 March 2025**

I report to the trustees on my examination of the financial statements of Design Midlands Limited ('the charity') for the year ended 31 March 2025.

### **Responsibilities and basis of report**

The trustees are also the directors of the company for the purposes of company law are responsible for the preparation of the financial statements. The trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed. I am qualified to undertake the examination by being a qualified member of the Association of Chartered Certified Accountants.

### **Independent examiner's statement**

Since the charity'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 the Association of Chartered Certified Accountants, 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:

1. accounting records were not kept in respect of the charity 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 accounts to be reached.

Anthony Marlow  
Independent Examiner

6 Clinton Avenue  
Nottingham  
NG5 1AW

21<sup>st</sup> May 2025



**Design Midlands Limited**  
**Company Limited by Guarantee**  
**Statement of Financial Activities**  
**(including income and expenditure account)**  
**Year ended 31 March 2025**

		2025	2024
	Note	Unrestricted funds £	Total funds £
<b>Income and endowments</b>			
Donations and legacies	5	299,895	220,906
<b>Total income</b>		<u>299,895</u>	<u>220,906</u>
<b>Expenditure</b>			
Expenditure on charitable activities	6,7	(300,034)	(217,072)
<b>Total expenditure</b>		<u>(300,034)</u>	<u>(217,072)</u>
<b>Net (expenditure)/income and net movement in funds</b>		<u>(139)</u>	<u>3,834</u>
<b>Reconciliation of funds</b>			
Total funds brought forward		40,170	36,336
<b>Total funds carried forward</b>		<u>40,031</u>	<u>40,170</u>

The statement of financial activities includes all gains and losses recognised in the year.  
All income and expenditure derive from continuing activities.

The notes on pages 9 to 14 form part of these financial statements.

**Design Midlands Limited**  
**Company Limited by Guarantee**  
**Statement of Financial Position**  
**31 March 2025**

	Note	2025 £	£	2024 £
<b>Current assets</b>				
Debtors	11	83,628		61,996
Cash at bank and in hand		<u>2,045</u>		<u>27,234</u>
		<b>85,673</b>		<b>89,230</b>
<b>Creditors: amounts falling due within one year</b>	12	<u>45,642</u>		<u>49,060</u>
<b>Net current assets</b>			<b>40,031</b>	<b>40,170</b>
<b>Total assets less current liabilities</b>			<b>40,031</b>	<b>40,170</b>
<b>Net assets</b>			<u><b>40,031</b></u>	<u><b>40,170</b></u>
<b>Funds of the charity</b>				
Unrestricted funds			<u><b>40,031</b></u>	<u><b>40,170</b></u>
<b>Total charity funds</b>	13		<u><b>40,031</b></u>	<u><b>40,170</b></u>

For the year ending 31 March 2025 the charity was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

- 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;
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements.

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

These financial statements were approved by the board of trustees and authorised for issue on 22<sup>nd</sup> May 2025, and are signed on behalf of the board by:



Ms A Reeve  
Trustee

The notes on pages 9 to 14 form part of these financial statements.

**Design Midlands Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements**  
**Year ended 31 March 2025**

**1. General information**

The charity is a public benefit entity and a private company limited by guarantee, registered in England and Wales and a registered charity in England and Wales. The address of the registered office is South Annex, PERA Business Park, Nottingham Road, Melton Mowbray, Leicestershire, LE13 0PB.

**2. Statement of compliance**

These financial statements have been prepared in compliance with FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland', the 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) (Charities SORP (FRS 102)) and the Companies Act 2006.

**3. Accounting policies**

**Basis of preparation**

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through income or expenditure.

The financial statements are prepared in sterling, which is the functional currency of the entity.

**Going concern**

There are no material uncertainties about the charity's ability to continue.

**Disclosure exemptions**

(a) No cash flow statement has been presented for the company.

**Judgements and key sources of estimation uncertainty**

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. These estimates and judgements are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

# **Design Midlands Limited**

## **Company Limited by Guarantee**

### **Notes to the Financial Statements *(continued)***

**Year ended 31 March 2025**

#### **3. Accounting policies *(continued)***

##### **Fund accounting**

Unrestricted funds are available for use at the discretion of the trustees to further any of the charity's purposes.

Designated funds are unrestricted funds earmarked by the trustees for particular future project or commitment.

Restricted funds are subjected to restrictions on their expenditure declared by the donor or through the terms of an appeal, and fall into one of two sub-classes: restricted income funds or endowment funds.

##### **Incoming resources**

All incoming resources are included in the statement of financial activities when entitlement has passed to the charity; it is probable that the economic benefits associated with the transaction will flow to the charity and the amount can be reliably measured. The following specific policies are applied to particular categories of income:

- income from donations or grants is recognised when there is evidence of entitlement to the gift, receipt is probable and its amount can be measured reliably.
- legacy income is recognised when receipt is probable and entitlement is established.
- income from donated goods is measured at the fair value of the goods unless this is impractical to measure reliably, in which case the value is derived from the cost to the donor or the estimated resale value. Donated facilities and services are recognised in the accounts when received if the value can be reliably measured. No amounts are included for the contribution of general volunteers.
- income from contracts for the supply of services is recognised with the delivery of the contracted service. This is classified as unrestricted funds unless there is a contractual requirement for it to be spent on a particular purpose and returned if unspent, in which case it may be regarded as restricted.

**Design Midlands Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements** *(continued)*  
**Year ended 31 March 2025**

**3. Accounting policies** *(continued)*

**Resources expended**

Expenditure is recognised on an accruals basis as a liability is incurred. Expenditure includes any VAT which cannot be fully recovered, and is classified under headings of the statement of financial activities to which it relates:

- expenditure on raising funds includes the costs of all fundraising activities, events, non-charitable trading activities, and the sale of donated goods.
- expenditure on charitable activities includes all costs incurred by a charity in undertaking activities that further its charitable aims for the benefit of its beneficiaries, including those support costs and costs relating to the governance of the charity apportioned to charitable activities.
- other expenditure includes all expenditure that is neither related to raising funds for the charity nor part of its expenditure on charitable activities.

All costs are allocated to expenditure categories reflecting the use of the resource. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs are apportioned between the activities they contribute to on a reasonable, justifiable and consistent basis.

**Financial instruments**

A financial asset or a financial liability is recognised only when the charity becomes a party to the contractual provisions of the instrument.

Basic financial instruments are initially recognised at the amount receivable or payable including any related transaction costs.

Current assets and current liabilities are subsequently measured at the cash or other consideration expected to be paid or received and not discounted.

Debt instruments are subsequently measured at amortised cost.

Where investments in shares are publicly traded or their fair value can otherwise be measured reliably, the investment is subsequently measured at fair value with changes in fair value recognised in income and expenditure. All other such investments are subsequently measured at cost less impairment.

Other financial instruments, including derivatives, are initially recognised at fair value, unless payment for an asset is deferred beyond normal business terms or financed at a rate of interest that is not a market rate, in which case the asset is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Other financial instruments are subsequently measured at fair value, with any changes recognised in the statement of financial activities, with the exception of hedging instruments in a designated hedging relationship.

# Design Midlands Limited

## Company Limited by Guarantee

### Notes to the Financial Statements *(continued)*

Year ended 31 March 2025

#### 3. Accounting policies *(continued)*

##### Financial instruments *(continued)*

Financial assets that are measured at cost or amortised cost are reviewed for objective evidence of impairment at the end of each reporting date. If there is objective evidence of impairment, an impairment loss is recognised under the appropriate heading in the statement of financial activities in which the initial gain was recognised.

For all equity instruments regardless of significance, and other financial assets that are individually significant, these are assessed individually for impairment. Other financial assets are either assessed individually or grouped on the basis of similar credit risk characteristics.

Any reversals of impairment are recognised immediately, to the extent that the reversal does not result in a carrying amount of the financial asset that exceeds what the carrying amount would have been had the impairment not previously been recognised.

#### 4. Limited by guarantee

The company is a limited by guarantee with members being required to contribute an amount not exceeding £1 in the event of the company being wound up.

#### 5. Donations and legacies

	Unrestricted Funds £	Total Funds 2025 £	Unrestricted Funds £	Total Funds 2024 £
<b>Donations</b>				
Development contributions	299,895	<b>299,895</b>	220,906	<b>220,906</b>

#### 6. Expenditure on charitable activities by fund type

	Unrestricted Funds £	Total Funds 2025 £	Unrestricted Funds £	Total Funds 2024 £
Design reviews	99,572	<b>99,572</b>	71,162	71,162
Project costs	183,961	<b>183,961</b>	136,835	136,835
Associate costs	12,638	<b>12,638</b>	6,290	6,290
Support costs	3,863	<b>3,863</b>	2,785	2,785
	<b>300,034</b>	<b>300,034</b>	<b>217,072</b>	<b>217,072</b>

**Design Midlands Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements (continued)**  
**Year ended 31 March 2025**

**7. Expenditure on charitable activities by activity type**

	Activities undertaken directly £	Support costs £	Total funds 2025 £	Total fund 2024 £
Design reviews	99,572	—	99,572	71,162
Project costs	183,961	—	183,961	136,835
Associate costs	12,638	—	12,638	6,290
Governance costs	—	3,863	3,863	2,785
	<u>296,171</u>	<u>3,863</u>	<u>300,034</u>	<u>217,072</u>

**8. Independent examination fees**

	2025 £	2024 £
Fees payable to the independent examiner for: Independent examination of the financial statements	<u>1,110</u>	<u>1,040</u>

**9. Staff costs**

The average head count of employees during the year was Nil (2024: Nil).

No salaries or wages have been paid during the year.

No employee received employee benefits of more than £60,000 during the year (2024: Nil).

**10. Trustee remuneration and expenses**

No remuneration or other benefits from employment with the charity or a related entity were received by the trustees.

**11. Debtors**

	2025 £	2024 £
Other debtors	<u>83,628</u>	<u>61,996</u>

Other debtors includes amounts due from Design review contributions.

**Design Midlands Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements** *(continued)*  
**Year ended 31 March 2025**

**12. Creditors: amounts falling due within one year**

	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>
Trade creditors	<b>44,512</b>	31,458
Accruals and deferred income	<b>1,130</b>	1,130
Other creditors	<b>–</b>	16,472
	<b><u>45,642</u></b>	<b><u>49,060</u></b>

**13. Analysis of charitable funds**

**Unrestricted funds**

	At 1 April 2024	Income	Expenditure	At 31 March 2025
	£	£	£	£
General funds	<u>40,170</u>	<u>299,895</u>	<u>(300,034)</u>	<u>40,031</u>

	At 1 April 2023	Income	Expenditure	At 31 March 2024
	£	£	£	£
General funds	<u>36,336</u>	<u>220,906</u>	<u>(217,072)</u>	<u>40,170</u>

**14. Analysis of net assets between funds**

	Unrestricted Funds	Total Funds
	£	2025 £
Current assets	85,673	<b>85,673</b>
Creditors less than 1 year	<u>(45,642)</u>	<b><u>(45,642)</u></b>
<b>Net assets</b>	<b><u>40,031</u></b>	<b><u>40,031</u></b>

	Unrestricted Funds	Total Funds
	£	2024 £
Current assets	89,230	89,230
Creditors less than 1 year	<u>(49,060)</u>	<u>(49,060)</u>
<b>Net assets</b>	<b><u>40,170</u></b>	<b><u>40,170</u></b>