

THE METHODIST HOMESTEAD
(A company limited by guarantee)

**REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31st DECEMBER 2024**

**COMPANY NO 8295082
REGISTERED CHARITY NO. 1150018**

THE METHODIST HOMESTEAD
(A company limited by guarantee)

**REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31st DECEMBER 2024**

**COMPANY NO 8295082
REGISTERED CHARITY NO. 1150018**

CONTENTS

1.	Legal and Administrative Details
2 – 3	Report of the Directors
4	Independent Examiners' Report
5.	Statement of Financial Activities
6.	Balance Sheet
7 – 12	Notes to the Financial Statements

THE METHODIST HOMESTEAD

(A company limited by guarantee)

REPORT AND FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st DECEMBER 2024

**COMPANY NO 8295082
REGISTERED CHARITY NO. 1150018**

LEGAL AND ADMINISTRATIVE DETAILS

LEGAL STATUS	A Company limited by guarantee incorporated 15 November 2012. A Registered Charity Number 1150018 appointed the sole Corporate Trustee of The Methodist Homestead (1929) Registered Charity Number 1150018-1
DIRECTORS	S R Edmonds Chair Mrs E McAteer Vice chair Mrs K Brown Mrs S Dorman A Robinson J A Smith Mrs C Baldwin Mrs H Davis
COMPANY SECRETARY	Mrs J Talarek
REGISTERED OFFICE	14 The Methodist Homestead Homestead Way Northampton NN2 6JH
BANKERS	Barclays Bank plc Northampton Group P O Box 23 Northampton NN1 4YD
INDEPENDENT EXAMINERS	CVS Northamptonshire 32-36 Hazelwood Road Northampton NN1 1LN
SOLICITORS	Shoosmiths The Lakes Northampton NN4 7SH

REPORT OF THE DIRECTORS

The Directors present their annual report and financial statements of the Company for the year ended 31st December 2024

OBJECTIVES OF THE CHARITY

To relieve poverty and advance the Christian Faith by providing homes in a caring, Christian environment primarily for:-

Members of Methodist Churches in the Northampton Circuit

Retired Methodist Ministers and their Spouses

Persons of limited means who are Christians of any denomination

PUBLIC BENEFIT STATEMENT

Independent living accommodation is provided to elderly persons who have a financial or welfare need that can be met through occupancy of a single or double occupancy cottage at the Homestead.

REVIEW OF DEVELOPMENTS, ACTIVITIES AND ACHIEVEMENTS DURING THE YEAR

The Directors continued to run the Homestead in accordance with the objectives of the Charity, providing independent living accommodation for its residents. Necessary decoration, refurbishment and improvement works have continued to be carried out during the year. The capital improvement programme of extending the older type of homes has continued during the year.

REVIEW OF THE CHARITY'S FINANCIAL ACTIVITIES

Residents' contributions remained stable in comparison to the previous year.

The Directors continued the policy of focussing expenditure on necessary repairs, refurbishments and improvements including security to the homes and the estate. This is reflected in the level of expenditure on repairs and renewals and continued capital improvements. Other expenditure continued to be well controlled with Total Net Incoming Resources amounting to £11,231 (2023 - £(10,775)).

The Directors are satisfied with the level of net income generated for the year and are of the opinion that adequate funds are being maintained for the continued satisfactory operation of the Homestead.

DIRECTORS

Directors are recruited from time to time taking into account the profile of the Board and elected on the approval of Board members. No Directors are in receipt of any benefits from the charity.

The following Directors retire by rotation and seek re-election at the Annual General Meeting to be held on 19nd August 2025.

Mrs E McAteer

A Robinson

Mrs C Baldwin

STATEMENT OF DIRECTORS' RESPONSIBILITIES

Legislation requires the directors 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 its financial activities for that period. In preparing those financial statements the directors are required to:

- a select suitable accounting policies and then apply them consistently;
- b make judgements and estimates that are reasonable and prudent;

REPORT OF THE DIRECTORS – CONTINUED

- c state where the policies adopted are in accordance with the Charities Act 2011 Statements of Recommended Practice and with applicable accounting standards, subject to any material departures disclosed and explained in those financial statements.
- d prepare the financial statements on the going concern basis unless it is inappropriate to assume that the charity will continue to operate.

The Directors are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time, the financial position of the charity and to enable them to ensure that the financial statements comply with the Charities Act 2011. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud or other irregularities.

POLICY ON RESERVES

The directors consider that the unrestricted fund of £246,222 at 31st December, 2024 is sufficient to sustain its operations should income generating activities be curtailed unexpectedly over the forthcoming year.

RISK MANAGEMENT

The directors have assessed the major risks to which the charity is exposed, in particular those related to the operations and finances of the charity, and are satisfied that systems are in place to mitigate our exposure to the major risks.

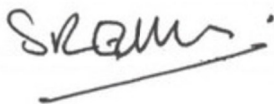
TRAINING OF DIRECTORS

Directors undergo an induction when they are first appointed to the Board. Directors are kept up to date throughout the year with notifications from the Charity Commission by the Company Secretary

INDEPENDENT EXAMINERS

A resolution in accordance with Section 144 of the Charities Act 2011 to appoint CVS Northamptonshire will be put to the directors at the Annual General Meeting.

This report was approved by the directors on 19th August 2025 and signed on their behalf by:-



S R Edmonds

Director



J A Smith

Director

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31st DECEMBER 2024

	Building and Equipment				Building and Equipment			
	General Fund	Fund Restricted	Capital Fund Designated	2024 total	General Fund	Fund Restricted	Capital Fund Designated	2023 total
	£	£	£	£	£	£	£	£
Income & Expenditure								
Income from:								
Donations and legacies	2,811			2,811	950			950
Charitable activities	176,520			176,520	168,092			168,092
Investments	8,400			8,400	8,784			8,784
Other	3			3	1			1
Total income	187,734	-	-	187,734	177,827	-	-	177,827
Expenditure on:								
Raising funds	-			-	-			-
Charitable activities	176,503			176,503	188,602			188,602
Other	-			-	-			-
Total expenditure	176,503	-	-	176,503	188,602	-	-	188,602
Net income/(expenditure)	11,231	-	-	11,231	(10,775)	-	-	(10,775)
Net gains/(losses) on investments			10,730	10,730			8,973	8,973
Transfer between funds	748	(748)		-	748	(748)		-
Net movement of funds	11,979	(748)	10,730	21,961	(10,027)	(748)	8,973	(1,802)
Reconciliation of funds				-				-
Total funds b/fwd	235,739	2,040,408	193,260	2,469,407	245,766	2,041,156	184,287	2,471,209
Total funds c/fwd	247,718	2,039,660	203,990	2,491,368	235,739	2,040,408	193,260	2,469,407

All income and expenditure derives from continuing activities.

The statement of financial activities includes all gains and losses recognised during the year.

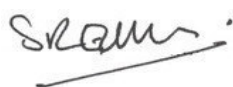
THE METHODIST HOMESTEAD

6

BALANCE SHEET AT 31ST DECEMBER 2024

		2024		2023	
	Note	£	£	£	£
Fixed Assets					
Tangible assets	2		2,039,660		2,040,408
Investments	3		203,990		193,260
			<u>2,243,650</u>		<u>2,233,668</u>
Current Assets					
Debtors & Accrued income	4	5,368		9,131	
Money on short notice	5	75,959		72,275	
Cash at bank and in hand	6	195,424		184,110	
		<u>276,751</u>		<u>265,516</u>	
Creditors: Amounts					
falling due within 1 year	7	(29,033)		(29,777)	
Net current assets			247,718		235,739
Net assets			<u>2,491,368</u>		<u>2,469,407</u>
Represented by:					
Unrestricted funds:					
General Fund	8		247,718		235,739
Designated funds:					
Capital Fund	8		203,990		193,260
Restricted funds:					
Permanent endowment	8		2,039,660		2,040,408
			<u>2,491,368</u>		<u>2,469,407</u>

For the Financial Year ended 31st December 2024 the Company was entitled to exemption from Audit under Section 477 of the Companies Act 2006 . The members have not required the Company to obtain an Audit in accordance with Section 476 of the Companies Act 2006 .
These financial statements were approved by the Directors on 19th August 2025.
and signed on their behalf by:-



- S R Edmonds – Director



- J A Smith – Director

The notes on pages 7 to 12 form part of these financial statements

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st DECEMBER 2024**1. ACCOUNTING POLICIES****Accounting convention**

The financial statements of the Charitable Company, which is a public benefit entity under FRS102, have been prepared under the historical cost convention and in accordance with the Companies Act 2006, and the Statement of Recommended Practice SORP (FRS102) issued on 1st October 2019, applicable UK Accounting Standards and the Charities Act 2011.

Linked Charity

The Methodist Homestead is the Sole Corporate Trustee of the Methodist Homestead (1929) charity registered number 1150018-1. The Charity Commission have confirmed that the two charities can be treated as Linked Charities for accounting purposes. The Methodist Homestead (1929) is dormant and its sole purpose is to hold the Permanent Endowment represented by the Freehold Land and Buildings for the benefit of the activities of the Methodist Homestead.

Depreciation

Depreciation is provided on tangible fixed assets, at rates calculated to write off the cost, less estimated residual value, of each asset over its expected useful life as follows:-

Freehold land and buildings	Depreciation is not charged because the assets have a very long useful life and the estimated residual value is not materially different from the carrying value.
Equipment	25% straight line per annum
Furniture and utensils	20% straight line per annum
Bungalow fixtures	6.67% straight line per annum
Call care system	12.5% straight line per annum

Expenditure is capitalised when it is truly of a capital nature and only if it exceeds £5,000.

Incoming Resources

All incoming resources are included in the Statement of Financial Activities when the charity is legally entitled to the income and the amount can be quantified with reasonable accuracy.

Donations and legacies

Donations, legacies and voluntary income are included in the Statement of Financial Activities as they are received. The value of voluntary help is not included in the financial statements.

Investment Income

Interest on investment funds and cash on deposit is included in the Statement of Financial Activities when received, at an amount which includes any tax credits recoverable from the Inland Revenue.

Cashflow Statement

The financial statements do not include a cashflow statement because the Charity, as a small reporting entity is exempt from the requirement to prepare such a statement under Financial Reporting Standard 1.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST DECEMBER 2024

1. ACCOUNTING POLICIES (cont.)**Pensions**

Current members of staff are enrolled in a Workplace Pension Scheme, with an employer's contribution of 5%.

Investments

These are included in the balance sheet at the value ruling on the balance sheet date and are stated at the average of the bid and offer price as at that date.

General Fund

Sums of cash at any time belonging to the charity and not needed for immediately working purposes shall be invested in the name of the charity, whilst the general fund consists of all the working capital used for the day to day running of the charity.

Designated Funds

These are amounts which have been set aside at the discretion of the directors for specific, but not legally binding purposes.

Restricted Fund

The restricted fund is the permanent endowment of the linked charity the Methodist Homestead (1929) Registered Charity Number 110018-1 and is only available for the specific use as defined by the permanent endowment.

**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st DECEMBER 2024
(CONTINUED)**

2. FIXED ASSETS

	Freehold Land and Buildings £	Equipment £	Furniture and utensils £	Bungalow Fixtures £	Call Care System £	Garage/ workshop £	Total £
Cost or valuation							
At 1st January 2024	2,030,684	22,077	8,194	3,289	13,587	11,220	2,089,051
Additions	-	-	-	-	-	-	-
At 31 December 2024	<u>2,030,684</u>	<u>22,077</u>	<u>8,194</u>	<u>3,289</u>	<u>13,587</u>	<u>11,220</u>	<u>2,089,051</u>
Depreciation:							
At 1st January 2024	-	22,077	8,194	3,289	13,587	1,496	48,643
Charged for the year	-	-	-	-	-	748	748
At 31 December 2024	<u>-</u>	<u>22,077</u>	<u>8,194</u>	<u>3,289</u>	<u>13,587</u>	<u>2,244</u>	<u>49,391</u>
Net book amount:							
At 31 December 2024	<u>2,030,684</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>8,976</u>	<u>2,039,660</u>
At 31st December 2023	<u>2,030,684</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>9,724</u>	<u>2,040,408</u>

The freehold land and buildings are a permanent endowment of the linked charity the Methodist Homestead (1929) Registered Charity Number 1150018-1, and as a restricted fund are therefore only available for the specific use as defined by the permanent endowment.

3. INVESTMENTS

	No.Shares	2024 Cost £	Valuation £	No.Shares	2023 Cost £	Valuation £
At commencement of year						
At 1st January 2024	36,623	41,514	193,260	36,623	41,514	184,287
Disposals	-	-	-	-	-	-
Realised gain	-	-	-	-	-	-
Unrealised (loss)/gain	-	-	10,730	-	-	8,973
At 31 December 2024	<u>36,623</u>	<u>41,514</u>	<u>203,990</u>	<u>36,623</u>	<u>41,514</u>	<u>193,260</u>

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st DECEMBER 2024
(CONTINUED)

4. DEBTORS

	2024	2023
	£	£
Trade debtors	-	-
Prepayments	4,395	7,274
Accrued income	973	1,857
	<u>5,368</u>	<u>9,131</u>

5. MONEY ON SHORT NOTICE

	2024	2023
	£	£
Methodist Church Fund deposit		
CFB No. 1 account	1,074	1,022
CFB No. 2 account	62,914	59,863
CFB Building Fund account	11,971	11,390
	<u>75,959</u>	<u>72,275</u>

6. CASH AT BANK AND IN HAND

	2024	2023
	£	£
Current Account	195,324	184,010
Cash in hand	100	100
	<u>195,424</u>	<u>184,110</u>

7. CREDITORS:

Amounts falling due within one year	2024	2023
	£	£
Trade creditors	2,000	2,506
Accruals	27,033	27,271
	<u>29,033</u>	<u>29,777</u>

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st DECEMBER 2024
(CONTINUED)

8. FUNDS MOVEMENT

	General Fund £	Building and Equipment Fund Restricted £	Capital Fund Designated £	Total £
Funds brought forward at 1st January 2023	245,767	2,041,156	184,287	2,471,210
Additions in year	748	(748)		-
Net incoming/(outgoing) resources for the year	(10,776)			(10,776)
Net investment gains				
Realised				-
Unrealised			8,973	8,973
Funds carried forward at 31st December 2023	<u>235,739</u>	<u>2,040,408</u>	<u>193,260</u>	<u>2,469,407</u>
Funds brought forward at 1st January 2024	235,739	2,040,408	193,260	2,469,407
Additions in year	748	(748)		-
Net incoming/(outgoing) resources for the year	11,231			11,231
Net investment gains				
Realised				-
Unrealised			10,730	10,730
Funds carried forward at 31st December 2024	<u>247,718</u>	<u>2,039,660</u>	<u>203,990</u>	<u>2,491,368</u>

The general fund represents the free funds of the charity which are not designated for particular purposes.

The Building and Equipment Fund has been set up to assist in identifying the restricted fund of the permanent endowment of the linked Charity, and it represents the net book value of the tangible fixed assets.

9. VALUE OF FUNDS BY CATEGORY

	General Fund £	Building and Equipment Fund Restricted £	Capital Fund Designated £	2024 £	2023 £
<u>Value held in:-</u>					
Tangible fixed assets		2,039,660		2,039,660	2,040,408
Fixed asset investment			203,990	203,990	193,260
Current assets	276,751			276,751	265,516
Current liability	(29,033)			(29,033)	(29,777)
Total value of funds	<u>247,718</u>	<u>2,039,660</u>	<u>203,990</u>	<u>2,491,368</u>	<u>2,469,407</u>

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st DECEMBER 2024
(CONTINUED)

10 DIRECTORS REMUNERATION AND REIMBURSED EXPENSES

The Directors were not paid any remuneration from the charity during the year. No expenses were reimbursed to the Directors during the year. The charity paid Directors indemnity insurance being £484 (2023 - £484)

11 WAGES AND SALARIES

	2024	2023
	£	£
Wages and salaries	57,316	52,423
Pension contributions	1,886	1,704
	<u>59,202</u>	<u>54,127</u>

The average number of employees during the year was:-

	No.	No.
Warden	1	1
Gardener	1	1
Clerk	<u>1</u>	<u>1</u>

12 INDEPENDENT EXAMINERS REMUNERATION

A provision for remuneration has been made within these financial statements amounting to £650 (2023 - £650)

13 CONTROLLING PARTY

The charity is controlled by the Directors of the charity.

14 PROVISIONS AVAILABLE FOR SMALL ENTITIES

In common with many other charities of our size and nature, we use our auditor to assist us with the preparation of the final statements.