

Charity registration number 1167524 (England and Wales)

W J YAPP BEQUEST - DERBYSHIRE HOUSE
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025

W J YAPP BEQUEST - DERBYSHIRE HOUSE

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	Dr T Kelly (Chair and Registered Provider) Mrs G Raffle (Vice Chair) Mr J Hooley Mrs P Burns Mrs J Spencer Mrs R Pharaoh	
Executive Staff	Mrs S Smith Miss A Remzi	(Registered Manager) (Administrator)
Charity number	1167524	
Principal address	Derbyshire House Station Road East Leake Loughborough Leicester LE12 6LQ	
Auditor	Rogers Spencer Newstead House Pelham Road Nottingham NG5 1AP	
Bankers	Lloyds Bank plc 12-16 Lower Parliament Street Nottingham NG1 3DA	
Investment advisors	Brewin Dolphin 1st Floor Waterfront House Waterfront Plaza 35 Station Street Nottingham NG23DQ	

W J YAPP BEQUEST - DERBYSHIRE HOUSE

CONTENTS

	Page
Trustees' report	1 - 6
Statement of Trustees' responsibilities	7
Independent auditor's report	8 - 10
Statement of financial activities	11
Balance sheet	12
Statement of cash flows	13
Notes to the financial statements	14 - 25

W J YAPP BEQUEST - DERBYSHIRE HOUSE

TRUSTEES' 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 charity's governing document, the Charities Act 2011 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)" (as amended for accounting periods commencing from 1 January 2016)

Objectives and activities

The object of the Charity is to provide residential accommodation for anyone over the age of 65 in need of physical, and/or emotional care and support. We are also able to support some people with mental health frailty providing this is not assessed as a primary need.

This object is achieved by the provision of residential care in Derbyshire House at East Leake, Loughborough, Leicestershire. The Trustees have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the aims and objectives of the Charity and in planning future activities. In particular, the Trustees consider how planned activities will contribute to the aims and objectives they have set.

Activities undertaken by the charity to further its charitable purposes for the public benefit can include social events, often inviting members of the local community; provision of trips, exercise activities, Christmas gifts etc at no extra charge to residents. Staff have undertaken extra training to facilitate provision of ear irrigation and some phlebotomy services within the home.

Our aim is to encourage a life that is normal and individual where freedom to make choices and decisions about daily living is afforded and independence is encouraged. This is achieved by providing a residence without unnecessary rules and regulations and a regard for people's needs so that each person can feel valued as individual human beings. We believe the home should be a place where companionship and positive social interactions flourish.

W J YAPP BEQUEST - DERBYSHIRE HOUSE

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

Achievements and performance

W J Yapp Bequest is a non-profit making Charitable Incorporated Organisation, operating as Derbyshire House, a purpose-built residential care home. Derbyshire House is registered to provide single occupancy accommodation for up to 31 older people requiring physical, emotional and some mental health support and care to meet individuals' whole needs.

Details about the home and the facilities that it provides are available on the web-site www.derbyshirehouse.org.uk or, in current times, more recent up to date information from the registered manager registeredmanager@derbyshirehouse.org

The home receives Quality Audits from the Local Authority, CQC and Infection Control. As well as inspections from the Environmental Health, Fire Officer and Health and Safety Executive.

We also pride ourselves on additional awards achieved through High Standards which include GSF (Gold Standards Framework), Cinnamon Trust, Investors in people and the DQM (Dementia Quality Mark).

Our up-to-date Quality Audits and Inspections are:

- CQC overall rating of Outstanding which is the highest standard awarded by this governing body. The outstanding areas were achieved in well-led and responsive sections, and this was awarded in January 2019. CQC carried out a review inspection in January 2022 and they found no evidence that would suggest a need for an inspection or to reassess the prior rating.
- Derbyshire house currently holds a 5-star rating with the Local Authority who carried out a Quality Audit in January 2024.
- Derbyshire house received a quality Audit from Infection Control in April 2023 where the only recommendations were for small and minor areas.
- Derbyshire house last inspection from Environmental Health saw the home with a 5-star rating in October 2024.
- The Fire Officer Inspection took place in December 2022 followed by subsequent visits after recommendations were made, this was backed up by a full home independent risk assessment which we are working through.
- The Health and Safety inspection took place in March 2023 where we passed with high standards and few recommendations.
- Medication audit was last carried out in July 2025.

In addition to this the home has received the following awards:

Dementia Quality Mark (DQM) – for our approach to feelings-based care, interaction and support to people who have a dementia – we received a score of 25/25 outcomes 2025 - 2028.

GSF (Gold Standards Framework) – for our approach to end-of-life care and support and helping people to live well until they die – we were awarded the Platinum status in August 2025 and a nominee for care home of the year 2025.

Investors in People – In March 2025 we received a Gold Award against the new and higher standards of Investors in People which recognises standards in people management and defines what it takes to lead, support and manage people as well as measuring how we champion the business within the local community and the benefits of working for the home using benchmarking and feedback.

Cinnamon Trust – the home holds 5 stars for its approach and care of pets and animals and how we use animals as therapy for people. This is reviewed yearly, and we have been shortlisted twice for best home.

W J YAPP BEQUEST - DERBYSHIRE HOUSE

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

The way that care homes are inspected has changed and Derbyshire house is yet to receive an inspection from the CQC under their new framework. We continue to make changes in policies, procedures and practices to ensure that we meet the requirement of the framework and this is ongoing.

Since the pandemic our staff turnover has remained high as many people chose different career paths to care. We are currently working on ways to attract staff to a career in care, providing training opportunities, sponsorship and rewards-based target systems. Senior staff have/are completing courses in Leadership and NVQ level 3 to enhance knowledge and practical skills have been enhanced by providing training in skills such as ear irrigation and phlebotomy. The manager is currently enrolled on a level 7 management course to ensure management and leadership skills are kept up to date. Other staff training, aside from mandatory, includes practical nail care, dementia interpreter and train the trainer courses,

Our fire risk assessment works have been completed and a new up to date assessment has been carried out which suggests works that need to be carried out but that are not urgent, we plan to add these into our budget in stages, so we are fully compliant with all recommendations.

Our rotas reflect good staffing levels and are determined by a dependency calculator to ensure that we have enough staff to meet the needs required by residents in our care. Our day care service has become more in demand, and we are seeing a steady rise in people using this service. We have added more meaningful activities to our calendar which include darts, play your cards right and round the world taster evenings along with our very own Ginted, which is our take on vinted, where residents and visitors and day care users can donate/swop clothing free of charge whilst enjoying socialising with a glass of gin. Funded by the coop, we also introduced a monthly community group which is free of charge to anyone over the age of 65.

Our inspection with Environmental Health, Investors in People, Health & Safety and the Local Authority have all taken place this year and we have maintained our high standards.

Our challenge remains in our determination in embedding feelings-based care into our practice as routine with all new staff through training, guidance and support.

To date our rotas reflect full staffing and at present we do not have staff vacancies as we have a number of employees that are currently on induction.

W J YAPP BEQUEST - DERBYSHIRE HOUSE

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

Financial review

Derbyshire House maintained a good level of occupancy, generating fee income of £1,737,755 (2024: £1,637,093).

Taking into account grants and donations received, operating income amounted to £1,745,357 (2024: £1,644,608). Operating expenditure was £1,732,055 (2024: £1,622,846) giving an operating surplus of £13,301 (2024: £21,762).

Total overall income of £1,782,426 (2024: £1,683,645) includes investment and rental income. Total expenditure of £1,736,970 (2024: £1,627,184) includes investment management costs. When losses on investments of £12,183 (2024: gains of £39,852) are taken into account, the overall net surplus for the year is £33,273 (2024: £113,813).

The balance sheet shows a satisfactory position with total funds of just over £3.6m (2024: £3.5m) of which £2.2m (2024: £2.3m) relates to the freehold building of Derbyshire House.

Fees are set to cover operating and maintenance costs and take account of investment income. A reserve is maintained in order to cover against the risk of not meeting the Trustees' target occupancy rate. The residents are expected to meet the fees from their own funds or, if eligible for funding by the local authority, with a third party top up if required. Where circumstances are such that a resident may not longer be able to fund their stay to a required rate the Trustees may be able, in accordance with our charitable status, to help a limited number of residents each year. The percentage of residents during the year that were part funded by the local authority was 15.5%.

The Trustees are given unlimited investment powers under the governing Document. The investments held by the charity are held by Brewin Dolphin on a discretionary management basis. The Trustees' policy on investments is to equate capital growth with the need for income. Allowing for the movement of funds realised the value of the investments under management has shown a small increase over the year. The Trustees monitor the investment portfolio regularly.

The sale of the investment property at Old Hall Gardens was completed during the year, the net proceeds being added to funds already invested with CCLA.

Reserves Policy

The Trustees have established a policy whereby the unrestricted funds not committed or invested in tangible fixed assets ('the free reserves') held by the charity should be between 3 and 6 months expenditure, which equates to £400,000 to £800,000 in general funds. At this level, the Trustees feel that they would be able to continue the current activities of the charity in the event of a significant drop in income. The free reserves amount to £1,217,809 (unrestricted reserves less tangible fixed assets) and therefore meet the required level of reserves.

Risk management

The Trustees undertake ongoing review of the major risks to which the charity is exposed and systems have been established to mitigate those risks. Significant external risks to income are continually reviewed to ensure that occupancy levels are maintained and that local authority requirements are met. Internal risks are minimised by the implementation of procedures for authorisation of all transactions to ensure consistent quality of delivery for all.

W J YAPP BEQUEST - DERBYSHIRE HOUSE

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

Plans for future periods

The intention of the Trustees is to maintain full occupancy of the home, which is currently 30 residents and up to 5-day care residents. Our staffing rota reflects the dependency calculator for needs and the rooms occupied. We aim to keep a healthy waiting list, general interest levels in the home and all the current high inspection ratings.

To maintain high standards, we have made progress so far with the new regulations and frameworks and we continue to build on this. This involves training support and dedication to enable us to continue to provide a quality standard of living for people in our care.

As part of Investors in People and feedback from residents and families, the Manager needed to be more accessible, and an office downstairs had been created to achieve this. This meant losing one resident bedroom. The Fire Risk Assessment deemed that the 2 upstairs rooms are a risk, and that we should consider moving those residents to the ground floor. We are planning to build 3 more rooms on the lower floor within our business plan in our 5-year plan for the future.

The home has a healthy pending applications list and day care has been reintroduced and is proving to be popular.

Derbyshire House has always prided itself on providing residents with social and emotional support and activities that benefit the holistic overall care needs of our residents. We plan to continue the work hard to build up the knowledge and training staff in the feelings-based care approaches that we feel make the foundations of best practice.

We are working towards updating the Home's heating system. The current system is comprised of boilers, tanks and pumps which are in a cellar; and while it provides adequate heat and hot water it is both old and in need of relocation to a more appropriate purpose-built boiler house. We have approached heating installation firms who are preparing proposals for the project.

Structure, governance and management

The undertaking and assets of The WJ Yapp Bequest, an unincorporated charity number 232860, was transferred to this charity (Charitable Incorporated Organisation registered number 1167524) on 1 April 2017.

The W J Yapp Bequest is a registered Charity, No.1167524, being a Charitable Incorporated Organisation, registered as a Foundation on 7 June 2016. The Trust's Trustees, and the senior management team comprise the key management personnel of the charity in charge of directing and controlling, running and operating the Trust on a day-to-day basis. All Trustees give their time freely and no Trustee received remuneration in the year. There were no Trustees expenses and/or related party transactions as stated in note 7 of the accounts.

At present there are 6 Trustees. On appointment new Trustees will become familiar with the practical work of the charity after reading the Annual Report and will have received a copy of the governing document and the latest financial reports. They will also meet with the Registered Manager, Administrator and existing Trustees as well as being offered opportunities to talk to the staff.

The Trustees who served during the year and up to the date of signature of the financial statements were:

Dr T Kelly (Chair and Registered Provider)

Mrs G Raffle (Vice Chair)

Mr J Hooley

Mrs L Hallam

(Resigned 9 September 2024)

Mrs P Burns

Mrs J Spencer

Mrs R Pharaoh

W J YAPP BEQUEST - DERBYSHIRE HOUSE

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

Additionally, they are invited to attend induction training which covers the following areas:

- The Policy and Practice Guide
- Training and Support
- Roles and Responsibilities
- Knowledge
- Communication
- Best Practice Guides

All Trustees are signposted to any other relevant training throughout the year.

The pay of the senior staff is reviewed annually and increased accordingly. In view of the nature of the charity, the Trustees may benchmark against pay levels in other Charitable, comparable residential homes of a similar size.

The Trustees' report was approved by the Board of Trustees.

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Dr T Kelly (Chair and Registered Provider)
Trustees

Date:

W J YAPP BEQUEST - DERBYSHIRE HOUSE

STATEMENT OF TRUSTEES' RESPONSIBILITIES

FOR THE YEAR ENDED 31 MARCH 2025

The Trustees 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).

The law applicable to charities in England and Wales 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 incoming resources and application of resources of the charity 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 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 charity will continue in operation.

The Trustees are responsible for keeping sufficient accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They 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.

W J YAPP BEQUEST - DERBYSHIRE HOUSE

INDEPENDENT AUDITOR'S REPORT

TO THE TRUSTEES OF W J YAPP BEQUEST - DERBYSHIRE HOUSE

Opinion

We have audited the financial statements of W J Yapp Bequest - Derbyshire House (the 'charity') for the year ended 31 March 2025 which comprise the statement of financial activities, the balance sheet, the statement of cash flows and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is 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).

In our opinion, the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 March 2025 and of its incoming resources and application of resources, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the Charities Act 2011.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the financial statements* section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the Trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the Trustees with respect to going concern are described in the relevant sections of this report.

Other information

The other information comprises the information included in the annual report other than the financial statements and our auditor's report thereon. The Trustees are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 requires us to report to you if, in our opinion:

- the information given in the financial statements is inconsistent in any material respect with the Trustees' report; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records; or
- we have not received all the information and explanations we require for our audit.

W J YAPP BEQUEST - DERBYSHIRE HOUSE

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE TRUSTEES OF W J YAPP BEQUEST - DERBYSHIRE HOUSE

Responsibilities of Trustees

As explained more fully in the statement of Trustees' responsibilities, the Trustees are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error. In preparing the financial statements, the Trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Trustees either intend to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

The extent to which our procedures are capable of detecting irregularities, including fraud, is detailed below.

- Ensuring that the Audit Team had the appropriate competence and capabilities to identify or recognise non-compliance with laws and regulations, with specific susceptible areas (e.g. investment valuation) having been outlined at the planning stage.
- Enquiry of management and those charged with governance around actual and potential litigation and claims and fraudulent transactions.
- Reviewing minutes of meetings of those charged with governance.
- Reviewing financial statement disclosures and testing to supporting documentation to assess compliance with applicable laws and regulations.
- Auditing the risk of management override of controls, including through testing journal entries and other adjustments for appropriateness.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

A further description of our responsibilities is available on the Financial Reporting Council's website at: <https://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.

Other matters

Your attention is drawn to the fact that the charity has prepared financial statements 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)" (as amended) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has now been withdrawn.

This has been done in order for the financial statements to provide a true and fair view in accordance with current Generally Accepted Accounting Practice.

W J YAPP BEQUEST - DERBYSHIRE HOUSE

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE TRUSTEES OF W J YAPP BEQUEST - DERBYSHIRE HOUSE

Use of our report

This report is made solely to the charity's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.

Melvin Bailey FCCA DChA (Senior Statutory Auditor)
for and on behalf of Rogers Spencer

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Chartered Accountants
Statutory Auditor

Newstead House
Pelham Road
Nottingham
NG5 1AP

Rogers Spencer is eligible for appointment as auditor of the charity by virtue of its eligibility for appointment as auditor of a company under section 1212 of the Companies Act 2006.

W J YAPP BEQUEST - DERBYSHIRE HOUSE

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2025

		Unrestricted funds 2025 £	Restricted funds 2025 £	Total 2025 £	Unrestricted funds 2024 £	Restricted funds 2024 £	Total 2024 £
	Notes						
Income from:							
Donations and legacies	3	3,227	4,375	7,602	3,425	4,090	7,515
Charitable activities	4	1,737,755	-	1,737,755	1,637,093	-	1,637,093
Other trading activities		-	-	-	5,125	-	5,125
Investments	5	37,069	-	37,069	33,912	-	33,912
Total income		1,778,051	4,375	1,782,426	1,679,555	4,090	1,683,645
Expenditure on:							
Raising funds		4,915	-	4,915	4,338	-	4,338
Charitable activities	6	1,683,178	3,060	1,686,238	1,620,124	2,722	1,622,846
Total expenditure		1,688,093	3,060	1,691,153	1,624,462	2,722	1,627,184
Net gains/(losses) on investments	10	(12,183)	-	(12,183)	39,852	-	39,852
Net income		77,775	1,315	79,090	94,945	1,368	96,313
Other recognised gains and losses:							
Revaluation of tangible fixed assets		-	-	-	17,500	-	17,500
Net movement in funds		77,775	1,315	79,090	112,445	1,368	113,813
Reconciliation of funds:							
Fund balances at 1 April 2024		3,538,045	32,122	3,570,167	3,425,600	30,754	3,456,354
Fund balances at 31 March 2025		3,615,820	33,437	3,649,257	3,538,045	32,122	3,570,167

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

W J YAPP BEQUEST - DERBYSHIRE HOUSE

BALANCE SHEET

AS AT 31 MARCH 2025

	Notes	2025 £	£	2024 £	£
Fixed assets					
Tangible assets	12	2,414,850		2,409,086	
Investments	13	629,518		646,615	
			3,044,368		3,055,701
Current assets					
Debtors	14	5,940		29,256	
Investments	15	-		137,500	
Cash at bank and in hand		724,443		498,937	
			730,383		665,693
Creditors: amounts falling due within one year	16	(125,494)		(151,227)	
Net current assets			604,889		514,466
Total assets less current liabilities			3,649,257		3,570,167
The funds of the charity					
Restricted income funds	19	33,437		32,122	
Unrestricted funds	20	3,615,820		3,538,045	
			3,649,257		3,570,167

The financial statements were approved by the Trustees on

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Dr T Kelly (Chair and Registered Provider)
Trustees

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Mrs G Raffle (Vice Chair)
Trustees

W J YAPP BEQUEST - DERBYSHIRE HOUSE

STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED 31 MARCH 2025

	Notes	2025 £	£	2024 £	£
Cash flows from operating activities					
Cash generated from operations	24		173,476		37,178
Investing activities					
Purchase of tangible fixed assets		(107,522)		(166,649)	
Purchase of investments		(126,028)		(116,607)	
Proceeds from disposal of investments		248,511		146,331	
Investment income received		37,069		33,912	
Net cash generated from/(used in) investing activities			52,030		(103,013)
Net increase/(decrease) in cash and cash equivalents			225,506		(65,835)
Cash and cash equivalents at beginning of year			498,937		564,772
Cash and cash equivalents at end of year			724,443		498,937

W J YAPP BEQUEST - DERBYSHIRE HOUSE

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

1 Accounting policies

Charity information

W J Yapp Bequest is a Charitable Incorporated Organisation in the United Kingdom. The address of the principal office is Derbyshire House, Station Road, East Leake, Loughborough, Leicester, LE12 6LQ.

1.1 Accounting convention

The financial statements have been prepared in accordance with the charity's governing document, the Charities Act 2011 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)" (as amended for accounting periods commencing from 1 January 2016). The charity is a Public Benefit Entity as defined by FRS 102.

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

At the time of approving the financial statements, the Trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the Trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the Trustees in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors or grantors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

1.4 Income

Income is recognised when the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the charity has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Grants are recognised when the charity has an entitlement to the funds and any conditions linked to the grants have been met. Where performance conditions are attached to the grant and are yet to be met, the income is recognised as a liability and included on the balance sheet as deferred income to be released.

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 by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges are allocated on the portion of the asset's use.

W J YAPP BEQUEST - DERBYSHIRE HOUSE

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

1 Accounting policies

(Continued)

Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

1.6 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Freehold land and buildings	1% and 10% straight line
Fixtures and fittings	20% reducing balance
Motor vehicles	25% reducing balance

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

1.7 Fixed asset investments

Fixed asset investments are initially measured at transaction price excluding transaction costs, and are subsequently measured at fair value at each reporting date. Changes in fair value are recognised in net income/(expenditure) for the year. Transaction costs are expensed as incurred.

1.8 Impairment of fixed assets

At each reporting end date, the charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

1.9 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.

1.10 Financial instruments

The charity has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the charity's balance sheet when the charity becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

W J YAPP BEQUEST - DERBYSHIRE HOUSE

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

1 Accounting policies

(Continued)

Basic financial liabilities

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the charity's contractual obligations expire or are discharged or cancelled.

1.11 Taxation

The charity is considered to pass the tests set out in Paragraph 1 Schedule 6 of the Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes. Accordingly, the charity is potentially exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3 Part 11 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

1.12 Employee benefits

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the charity is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

1.13 Retirement benefits

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

1.14 Government grants

Government grants are recognised at the fair value of the asset received or receivable when there is reasonable assurance that the grant conditions will be met and the grants will be received.

A grant that specifies performance conditions is recognised in income when the performance conditions are met. Where a grant does not specify performance conditions it is recognised in income when the proceeds are received or receivable. A grant received before the recognition criteria are satisfied is recognised as a liability.

2 Critical accounting estimates and judgements

In the application of the charity'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.

W J YAPP BEQUEST - DERBYSHIRE HOUSE

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

3 Donations and legacies

	Unrestricted funds	Restricted funds	Total	Unrestricted funds	Restricted funds	Total
	2025 £	2025 £	2025 £	2024 £	2024 £	2024 £
Donations and gifts	3,227	4,375	7,602	3,425	4,090	7,515

4 Charitable activities

	Unrestricted Funds 2025 £	Unrestricted Funds 2024 £
Local authority	221,579	356,000
Fees receivable	1,516,176	1,281,093
	1,737,755	1,637,093

5 Income from investments

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Income from listed investments	18,277	14,330
Interest receivable	18,792	19,582
	37,069	33,912

W J YAPP BEQUEST - DERBYSHIRE HOUSE

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

6 Charitable activities

	2025 £	2024 £
Staff costs	1,114,480	1,039,699
Depreciation	101,760	92,899
Residents activities	14,493	12,779
Catering	91,172	90,649
Motor expenses	5,813	6,404
Administration fees	1,382	795
Light and heat	32,570	50,217
Equipment hire and rental	34,224	27,219
Rates and water	10,042	14,267
Insurance	19,603	28,391
Repairs	50,929	65,516
Registration fee	16,809	8,892
Printing, postage and telephone	3,989	4,663
Garden maintenance	19,711	22,289
Bank charges and interest	441	572
Legal and professional	6,071	2,557
Household expenses and cleaning	62,247	60,470
Sundry expenses	11,143	14,810
Bad and doubtful debts	-	(5)
	<u>1,596,879</u>	<u>1,543,083</u>
Share of governance costs (see note 7)	89,359	79,763
	<u>1,686,238</u>	<u>1,622,846</u>
Analysis by fund		
Unrestricted funds	1,683,178	1,620,124
Restricted funds	3,060	2,722
	<u>1,686,238</u>	<u>1,622,846</u>

W J YAPP BEQUEST - DERBYSHIRE HOUSE

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

7 Governance costs

	2025 £	2024 £
Staff costs	65,317	64,671
Audit and accountancy	9,900	8,370
Legal and professional	14,142	6,722
	<u>89,359</u>	<u>79,763</u>
Analysed between		
Charitable activities	<u>89,359</u>	<u>79,763</u>

Governance costs includes payments to the auditors of £7,400 (2024- £6,270) for audit fees. Accounts fees were included at £2,500 (2024- £2,100).

8 Trustees

None of the Trustees (or any persons connected with them) received any remuneration or benefits from the charity during the year.

W J YAPP BEQUEST - DERBYSHIRE HOUSE

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

9 Employees

Number of employees

The average monthly number of employees during the year was:

	2025 Number	2024 Number
Care service	39	36
Management and administration	2	2
	<u>41</u>	<u>38</u>

Employment costs

	2025 £	2024 £
Wages and salaries	1,136,266	966,174
Agency staff costs	14,462	112,718
Other pension costs	21,244	17,460
	<u>1,171,972</u>	<u>1,096,352</u>

Remuneration of key management personnel

The remuneration of key management personnel is as follows:

Aggregate compensation	<u>116,724</u>	<u>115,580</u>
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The number of employees whose annual remuneration was £60,000 or more were:

	2025 Number	2024 Number
£60,001 to £70,000	<u>1</u>	<u>1</u>

10 Gains and losses on investments

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Gains/(losses) arising on:		
Revaluation of investments	<u>(12,183)</u>	<u>39,852</u>

11 Taxation

The charity is exempt from taxation on its activities because all its income is applied for charitable purposes.

W J YAPP BEQUEST - DERBYSHIRE HOUSE

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

12 Tangible fixed assets

	Freehold land and buildings	Fixtures and fittings	Motor vehicles	Total
	£	£	£	£
Cost				
At 1 April 2024	2,677,974	406,023	45,961	3,129,958
Additions	61,899	45,623	-	107,522
At 31 March 2025	2,739,873	451,646	45,961	3,237,480
Depreciation and impairment				
At 1 April 2024	393,138	283,590	44,143	720,871
Depreciation charged in the year	68,106	33,199	454	101,759
At 31 March 2025	461,244	316,789	44,597	822,630
Carrying amount				
At 31 March 2025	2,278,629	134,857	1,364	2,414,850
At 31 March 2024	2,284,836	122,433	1,817	2,409,086

W J YAPP BEQUEST - DERBYSHIRE HOUSE

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

13 Fixed asset investments

	Listed investments £
Cost or valuation	
At 1 April 2024	646,615
Additions	126,028
Valuation changes	(32,115)
Disposals	(111,010)
	<hr/>
At 31 March 2025	629,518
	<hr/>
Carrying amount	
At 31 March 2025	629,518
	<hr/> <hr/>
At 31 March 2024	646,615
	<hr/> <hr/>

14 Debtors

	2025 £	2024 £
Amounts falling due within one year:		
Trade debtors	1,376	4,962
Prepayments and accrued income	4,564	24,294
	<hr/>	<hr/>
	5,940	29,256
	<hr/> <hr/>	<hr/> <hr/>

15 Current asset investments

	2025 £	2024 £
Investment properties held for sale	-	137,500
	<hr/> <hr/>	<hr/> <hr/>

Investment properties held for sale relates to one property at Walnut Gardens, East Leake. The property was sold during the year.

16 Creditors: amounts falling due within one year

	2025 £	2024 £
Other taxation and social security	21,582	-
Trade creditors	46,683	43,683
Other creditors	47,929	81,807
Accruals and deferred income	9,300	25,737
	<hr/>	<hr/>
	125,494	151,227
	<hr/> <hr/>	<hr/> <hr/>

W J YAPP BEQUEST - DERBYSHIRE HOUSE

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

17 Retirement benefit schemes

	2025 £	2024 £
Defined contribution schemes		
Charge to profit or loss in respect of defined contribution schemes	21,244	17,460

The charity operates a defined contribution pension scheme for all qualifying employees. The assets of the scheme are held separately from those of the charity in an independently administered fund.

18 Deferred income

Deferred income is included in the financial statements as follows:

	2025 £	2024 £
Deferred income is included within:		
Current liabilities	-	(4,602)
Deferred income at 1 April 2024	(4,602)	(5,294)
Released from previous periods	4,602	5,294
Resources deferred in the year	-	(4,602)
Deferred income at 31 March 2025	-	(4,602)

19 Restricted funds

The restricted funds of the charity comprise the unexpended balances of donations and grants held on trust subject to specific conditions by donors as to how they may be used.

	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 £
Capital grant	30,479	4,090	(2,722)	31,847	4,375	(3,060)	33,162
Social grant	275	-	-	275	-	-	275
	30,754	4,090	(2,722)	32,122	4,375	(3,060)	33,437

W J YAPP BEQUEST - DERBYSHIRE HOUSE

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

20 Unrestricted funds

The unrestricted funds of the charity comprise the unexpended balances of donations and grants which are not subject to specific conditions by donors and grantors as to how they may be used. These include designated funds which have been set aside out of unrestricted funds by the trustees for specific purposes.

	At 1 April 2024 £	Incoming resources £	Resources expended £	Gains and losses £	At 31 March 2025 £
General funds	3,538,045	1,778,051	(1,688,093)	(12,183)	3,615,820
Previous year:	At 1 April 2023 £	Incoming resources £	Resources expended £	Gains and losses £	At 31 March 2024 £
General funds	3,425,600	1,679,555	(1,624,462)	39,852	3,520,545
Revaluation reserve	-	-	-	17,500	17,500

21 Analysis of net assets between funds

	Unrestricted funds 2025 £	Restricted funds 2025 £	Total 2025 £
At 31 March 2025:			
Tangible assets	2,398,011	16,839	2,414,850
Investments	629,518	-	629,518
Current assets/(liabilities)	588,291	16,598	604,889
	<u>3,615,820</u>	<u>33,437</u>	<u>3,649,257</u>
	Unrestricted funds 2024 £	Restricted funds 2024 £	Total 2024 £
At 31 March 2024:			
Tangible assets	2,393,563	15,523	2,409,086
Investments	646,615	-	646,615
Current assets/(liabilities)	497,867	16,599	514,466
	<u>3,538,045</u>	<u>32,122</u>	<u>3,570,167</u>

W J YAPP BEQUEST - DERBYSHIRE HOUSE

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

22 Operating lease commitments

Lessee

At the reporting end date the charity had outstanding commitments for future minimum lease payments under non-cancellable operating leases, which fall due as follows:

	2025 £	2024 £
Within one year	26,690	25,823
Between two and five years	70,141	71,981
In over five years	45,470	21,620
	<u>142,301</u>	<u>119,424</u>

23 Related party transactions

There were no disclosable related party transactions during the year (2024 - none).

24 Cash generated from operations

	2025 £	2024 £
Surplus for the year	79,090	96,313
Adjustments for:		
Investment income recognised in statement of financial activities	(37,069)	(33,912)
Loss/(gain) on disposal of investments	12,183	(39,852)
Fair value gains and losses on investments	19,930	(25,387)
Depreciation and impairment of tangible fixed assets	101,760	92,899
Movements in working capital:		
Decrease/(increase) in debtors	23,315	(12,216)
(Decrease) in creditors	(25,733)	(40,667)
Cash generated from operations	<u>173,476</u>	<u>37,178</u>