

Charity Registration Number : 1173436
Company Registration Number : 09975230

DALECOTE HOUSE LIMITED

(A COMPANY LIMITED BY GUARANTEE)

TRUSTEES REPORT AND ACCOUNTS

FOR THE YEAR ENDED 30 JUNE 2024

DALECOTE HOUSE LIMITED

(A COMPANY LIMITED BY GUARANTEE)

LEGAL AND ADMINISTRATIVE INFORMATION FOR THE YEAR ENDED 30 JUNE 2024

Directors	A J Searle P Fernandez-Montes C Ingram
Secretary	W P Watson
Charity Number	1173436
Company Number	99752350
Principal Address	165 Warwick Road Coventry CV3 6AU
Registered Office	165 Warwick Road Coventry CV3 6AU
Independent Examiners	G R Associates Calle Naranjo 1 El Pinar de Campoverde 03191 Pilar de la Horadada Comunidad Valenciana Spain
Bankers	HSBC 126 Parade Leamington Spa Warwickshire CV32 4AJ

DALECOTE HOUSE LIMITED

(A COMPANY LIMITED BY GUARANTEE)

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DALECOTE HOUSE LIMITED

TRUSTEES REPORT FOR THE YEAR ENDED 30 JUNE 2024

The Trustees present their report together with the accounts of the Charity for the year ended 30 June 2024.

The accounts have been prepared on agreed accounting policies and comply with the Charity's Trust Deed, applicable law and the requirements of the Statement of Recommended Practice 'Accounting and reporting by Charities' issued in March 2005.

Structure, governance and management

Dalecote House Limited is a company limited by guarantee and is a registered charity, governed by its Memorandum and Articles of Association.

The Trustees, (*who are also the directors for the purpose of company law) who served during the year were:

G A Logue

A J Searle *

J A Rook

G Earle

B Calcott

H Davoudian

P Fernandez-Montes *

S Warner

S Phillips

C Ingram *

All new Trustees are given an induction meeting explaining their roles as Trustees. All Trustees are encouraged to attend relevant update and training courses.

Overall responsibility and control rest with the Board of Trustees of the charitable company. The Board meets every six months to determine policies.

Risk policy

The Trustees 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 any exposure to major risks.

Objectives and activities

- a) To advance the education of the public in the principles of Freemasonry, in particular, but not exclusively, by the establishment and maintenance of a Masonic Heritage Centre for Coventry.
- b) To provide grants to advance such local charitable purposes (according to the Law of England and Wales) as the directors see fit from time to time.

DALECOTE HOUSE LIMITED

TRUSTEES REPORT (CONTINUED) FOR THE YEAR ENDED 30 JUNE 2024

Achievement and Progress towards charitable objectives

The last year has seen an increase in activity following the previous year's gradual reopening of the building after the Covid pandemic. We note that caution remains, particularly amongst the older members of society, to meet in large numbers or in close proximity to each other. We do note, however, that the continued improvement in the buildings appearance and visual impression are alleviating this markedly. Increased utility prices for heating the building remain a cause for concern for the Trustees and it is encouraging that prices appear to have stabilised. The Trustees have maintained an approach that the utility costs be fixed wherever possible to allow more rational forecasting and budgeting. At the beginning of the financial year the previous lessee of the majority of the building chose not to renew the lease. The operational control and management of the building reverted to Dalecote House Ltd. During the year there has been a focus on building and maintaining revenue sources from hire of the building, encouraging use of the bar and dining facilities, and exploiting opportunities for renting the car park during work hours. This objective continues to be a major focus of activity. The other leaseholder of small parts of the building, Heritage 165 Ltd, has chosen to renew their lease for another five years which guarantees a modest revenue stream going forward.

Objective 1)

The library and museum for Freemasonry in Coventry contains items that are pertinent to Coventry and its wider area from the former Warwickshire Provincial Museum and Library. During the year a substantial part of the library and museum was moved to a downstairs room, with artefacts now contained in display cabinets. With easier access this has proven very enlightening to both masonic and non-mason visitors of the cultural heritage of the building and Coventry and surrounding areas.

To promote the museum and library, and the house itself, Heritage Open Days in September 2024 proved successful with more visitors than the previous year. This was helped with the introduction of a website providing updated information on the background and information on Freemasonry in Coventry. Development of the website will be continued during 2024/25 to aid visibility of the Charity.

A goal still exists to increase the amount of documentation about the collection and make this information more widely available via, for example, social media channels, eg X (formerly Twitter) or Facebook.

Objective 2)

The Charity makes the premises available to various local charities and to the ancient Guilds of the City for meetings and furtherance of their various events. Fundraising events particularly for the annual pantomime for disabled and disadvantaged children, run by the Freemasons, have continued and a very successful event was held in June 2024 which raised over £4000 for this cause.

DALECOTE HOUSE LIMITED

TRUSTEES REPORT (CONTINUED) FOR THE YEAR ENDED 30 JUNE 2024

Financial Review

Dalecote House Ltd (the Charity) leases the premises 'Dalecote House' on a long lease from Coventry Masonic Hall Ltd. One of the Charity's main income streams is from sub-leasing parts of the premises and managing use of the rooms for events and social functions.

Total incoming resources for the year under review amounted to £93,467 (£77,877:- 2023) including donations of £36,900. After deducting trading expenditure of £70,168 (£64,222:- 2023), the charity report a financial gain of £23,299 (£13,655:- 2023).

Reserves Policy

The Trustees currently maintain a policy of holding at least one year's running costs in reserve. This is seen as a sensible move bearing in mind business interruptions post COVID which are only now beginning to abate. There is still a reluctance for large meetings and gatherings especially with the older members of the community, also, the uncertainties with future utility costs still exists and a cause for careful consideration within the overall cost structure of the business. The Trustees review the reserves policy every six months to ensure it's appropriateness.

Role of Volunteers

All Trustees undertake their work voluntarily.

Public Benefit

The Trustees confirm that they have referred to the guidance in the Charity Commissions general guidance on public benefit when reviewing the charity's aims and objectives and in planning future activities.

Statement of Trustee's Responsibilities

The Trustees (who are also the Directors of Dalecote House Limited for the purposes of company law) are responsible for preparing the Trustees Report and the Accounts in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the Trustees to prepare accounts for each financial year, which give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for the year.

DALECOTE HOUSE LIMITED


TRUSTEES REPORT (CONTINUED) FOR THE YEAR ENDED 30 JUNE 2024

In preparing these accounts, the Trustees are required to :

- Select suitable accounting policies and then apply them consistently
- Observe the methods and principles in the Charities SORP
- Make judgements and estimates that are reasonable and prudent
- State whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the accounts
- Prepare the accounts on the going concern basis unless it is inappropriate to presume that the charitable company will continue in operation.

The Trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time, the financial position of the charitable company and enable them to ensure that the accounts comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by order of the Board and signed on its behalf by :



.....
A J Searle MBA FCCA – Trustee

2nd December 2024

.....
Date

DALECOTE HOUSE LIMITED

INDEPENDENT EXAMINERS REPORT TO THE TRUSTEES

I report on the accounts of the company for the year ended 30 June 2024 which are set out on pages 6 to 14.

Respective responsibilities of the Trustees and Examiner

The Trustees (and those who are also the directors of the company for the purposes of company law) are responsible for the preparation of the accounts. 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 required.

Having satisfied myself that the charity is not subject to audit under company law and is eligible for independent examination, it is my responsibility to :

- Examine the accounts under section 145 of the 2011 Act
- Follow procedures laid down in the General Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act
- State whether particular matters have come to my attention

Basis of Independent Examiners Report

My examination was carried out in accordance with the General Directions given by the Charity Commission. An examination includes a review of accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as Trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit. However, all paperwork has been examined in the course of the financial year and it is my opinion that these accounts represent a true and fair view of the charitable activities in the financial year ended 30 June 2024.

Independent Examiners Report

In connection with my examination, no matter has come to my attention :

1. Which gives me reasonable cause to believe that, in any material respect, the requirements to keep accounting records in accordance with section 386 of the Companies Act 2006, and to prepare accounts which accord with the accounting records, comply with the accounting requirements of section 396 of the Companies Act 2006 and with the methods and principles of the Statement of Recommended Practice: Accounting and Reporting by Charities have not been met, or
2. To which, in my opinion, attention should be drawn in order to enable a property understanding of the accounts to be reached, save the removal of historic balances which are no longer relevant.

Gail Griffin MAAT
G R Associates



2/12/24

DALECOTE HOUSE LIMITED

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 30 JUNE 2024

	Notes	Unrestricted Funds	Restricted Funds	Total 2024	Total 2023
INCOMING RESOURCES					
Incoming resources from generated funds					
Voluntary income				0	0
Activities for generating funds	2	73,306		73,306	74,972
Incoming resources from charitable activities					
Grants		0		0	0
Outreach					
Other incoming resources					
Other income	3	<u>20,161</u>		<u>20,161</u>	<u>2,905</u>
TOTAL INCOMING RESOURCES		<u>93,467</u>	<u>0</u>	<u>93,467</u>	<u>77,877</u>
RESOURCES EXPENDED					
Cost of generating funds					
Trading expenditure				0	0
Cost of charitable activities					
Direct charitable costs				0	0
Support costs	4	70,168		70,168	64,222
Governance costs		<u>70,168</u>	<u>0</u>	<u>70,168</u>	<u>64,222</u>
NET INCOMING RESOURCES					
BEFORE TRANSFERS	5	23,299	0	23,299	13,655
Prior year adjustment					
TRANSFER BETWEEN FUNDS	12	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
NET MOVEMENT IN FUNDS		<u>23,299</u>		<u>23,299</u>	<u>13,655</u>
FUNDS BROUGHT FORWARD 1.7.23		<u>85,618</u>		<u>85,618</u>	<u>71,963</u>
FUNDS CARRIED FORWARD 30.6.24		<u>108,917</u>	<u>0</u>	<u>108,917</u>	<u>85,618</u>

The statement of financial activities includes all gains and losses for the year. All incoming resources and resources expended derive from continuing activities.

DALECOTE HOUSE LIMITED

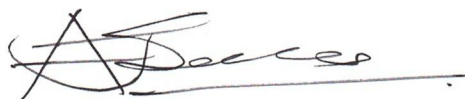
STATEMENT OF FINANCIAL POSITION AS AT 30 JUNE 2024

	Notes	2024	2023
FIXED ASSETS			
Tangible fixed assets	8	3,991	5,309
CURRENT ASSETS			
Debtors	9	300	300
Cash at bank and in hand		<u>120,625</u>	<u>100,275</u>
		120,925	100,575
CREDITORS			
Amounts falling due within one year	10	<u>11,199</u>	<u>10,666</u>
NET CURRENT ASSETS	12	109,726	89,909
CREDITORS			
Amounts falling due after one year	13	<u>4,800</u>	<u>9,600</u>
NET ASSETS		108,917	85,618
FUNDS			
Unrestricted funds	12	108,917	85,618
Restricted funds	12	<u>0</u>	<u>0</u>
		<u>108,917</u>	<u>85,618</u>

For the financial year ended 30 June 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 of its accounts for the financial year in question in accordance with section 476 of the Companies Act 2006. The Trustees and Directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

The financial statements have been prepared in accordance with the special provisions of Part VII of the Companies Act 2006 relating to small companies and with the Financial Reporting Standard for Smaller Entities (effective April 2008).

The financial statements were approved by the Board on *1st Nov. '24* and signed on its behalf.



.....
A J Searle MBA FCCA - Director

DALECOTE HOUSE LIMITED

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 30 JUNE 2024

1. Principal accounting policies

The following policies have been applied consistently in dealing with items which are considered material in relation to the company's financial statements.

a. Basis of Accounting

The financial statements are prepared on the historical cost basis of accounting and have been prepared in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008). The financial statements are prepared in accordance with the Statement of Recommended Practice, "Accounting and Reporting by Charities (SORP 2005) issued in March 2005.

b. Depreciation

All additions greater than £500 are capitalised and brought into account in accordance with normal accounting practice. Depreciation is provided in order to write off the cost of fixed assets over their estimated useful lives at the following rates:

Fixtures, fittings and equipment	33.3% reducing balance
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c. Stock

Stock is valued at the lower of cost and net realisable value.

d. Incoming Resources

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

e. Cash Flow Statement

The company has taken advantage of the exemption provided by Financial Reporting Standard No.1 from not producing a cash flow statement on the grounds that it is a small company.

f. Resources Expended

Resources expended are recognised in the period in which they are incurred. The costs include attributable VAT where not recoverable. Costs relating directly to an activity are allocated to that activity.

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 relate directly to an activity and those of an indirect nature necessary to support them.

Governance costs include those costs associated with meeting the constitutional and statutory requirements of the charitable company and include the independent examiners costs.

DALECOTE HOUSE LIMITED

NOTES TO THE ACCOUNTS CONTINUED FOR THE YEAR ENDED 30 JUNE 2024

1. Principal accounting policies continued

g. Unrestricted Funds

These funds are incoming resources receivable or generated for the objectives of the charitable company without further specified purposes and are available as general funds.

h. Restricted Funds

These are used for a specific purpose as laid down by the donor. Expenditure which meets this criteria is charged to the fund, together with a fair allocation of management and support costs.

i. Operating Leases

Rentals payable under operating leases are charged against income on a straight line basis over the lease term.

2. Activities for generating funds

	Unrestricted Funds	Restricted Funds	Total 2024	Total 2023
Ground rent	20,000		20,000	20,000
Donations - DEL	5,900		5,900	7,450
Donations - CMH	31,000		31,000	31,000
Service charge	16,000		16,000	16,000
Car parking	406		406	522
Other income				<u>2,905</u>
	<u>73,306</u>	<u>0</u>	<u>73,306</u>	<u>77,877</u>

3. Other income resources

	Unrestricted Funds	Restricted Funds	Total 2024	Total 2023
WMB grant received	10,500		10,500	-
Rate refund	-		-	1,918
Room hire	500		500	500
Room rent	8,600		8,600	
Miscellaneous income	561		561	487
	<u>20,161</u>	<u>0</u>	<u>20,161</u>	<u>2,905</u>

DALECOTE HOUSE LIMITED

NOTES TO THE ACCOUNTS CONTINUED FOR THE YEAR ENDED 30 JUNE 2024

4. Costs of charitable activities

	Unrestricted Funds	Restricted Funds	Total 2024	Total 2023
Direct charitable costs	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Support costs				
Book-keeping	1,544	0	1,544	1,806
Cleaning	628	0	628	325
Computer expenses	1,854	0	1,854	989
Office expenses	320	0	320	157
Heat and light	14,973	0	14,973	14,868
Professional and legal fees	13	0	13	1,166
Telephone and internet	448	0	448	697
Admin costs	-	0	-	20
Rates and water	1,778	0	1,778	1,633
Rent	31,000	0	31,000	31,000
Repairs & maintenance	3,342	0	3,342	2,873
Grounds maintenance	630	0	630	3,475
Assets purchased in year	402	0	402	307
Security	679	0	679	601
Service charges	5,000	0	5,000	4,000
Licences	180	0	180	180
Lift Maintenance	481	0	481	-
Waste and hygiene	1,279	0	1,279	1,602
Contribution to stock waste	-		-	(1,500)
Part accrual for museum	-		-	(3,000)
Donations made	3,250	0	3,250	-
Bank charges	61		61	61
BBL interest	<u>311</u>	<u>0</u>	<u>311</u>	<u>311</u>
	<u>68,173</u>	<u>0</u>	<u>68,173</u>	<u>61,571</u>

5. Net incoming resources

	2024	2023
This is after charging:		
Depreciation	1,995	2,651
Provision for purchases and consumables		-

DALECOTE HOUSE LIMITED

NOTES TO THE ACCOUNTS CONTINUED FOR THE YEAR ENDED 30 JUNE 2024

6. Staff costs

	2024	2023
Salaries and social security costs	0	0
Staff expenses	0	0
Training costs	<u>0</u>	<u>0</u>
	<u>0</u>	<u>0</u>

There were no employees during the year and, therefore, no salaries amounting to more than £60000 per annum. There were no employees in the previous year.

No Trustee or Director received remuneration or reimbursement of expenses during the year nor are accruing retirement benefits via the company defined contribution pension scheme.

7. Taxation

As a charity, Dalecote House Limited has applied for exemption from Corporation Tax on income and gains within section 505 of the Taxation and Chargeable Gains Act 1992 to the extent that these are applied to its charitable objectives.

8. Tangible fixed assets

	Fixtures, fitting & equipment
Cost	
As at 1 July 2023	9,689
Additions in year	<u>677</u>
	10,366
Depreciation	
As at 1 July 2023	4,380
Charge in year	<u>1,995</u>
	<u>6,375</u>
Net book value	
At 30 June 2024	3,991
At 30 June 2023	5,309

DALECOTE HOUSE LIMITED

NOTES TO THE ACCOUNTS CONTINUED FOR THE YEAR ENDED 30 JUNE 2024

9. Debtors

	2024	2023
Trade debtors	300	300
Prepayments and accrued income	<u>0</u>	<u>0</u>
	<u>300</u>	<u>300</u>

10. Creditors due within one year

Trade creditors	6,399	10,366
Less accruals adjusted from 2021	-	(4,500)
BBL loan due in current year	4,800	4,800
Accruals and deferred income	<u>-</u>	<u>-</u>
	<u>11,199</u>	<u>10,666</u>

11. Analysis of net assets between funds

	Unrestricted Funds	Restricted Funds	Total 2024	Total 2023
Current assets	120,925	0	120,925	100,575
Current liabilities	<u>11,199</u>	<u>0</u>	<u>11,199</u>	<u>10,666</u>
Net assets at 30 June 2024	<u>109,726</u>	<u>0</u>	<u>109,726</u>	<u>89,909</u>

12. Movement in funds

	At 1.7.23	Incoming resources	Outgoing resources	Adjustment	At 30.6.24
Unrestricted funds					
General funds	85,618	93,467	70,168		108,917
Restricted funds					0
Total funds	<u>85,618</u>	<u>93,467</u>	<u>70,168</u>	<u>—</u>	<u>108,917</u>

13. Creditors due after more than one year

Due to the Covid-19 pandemic, the banks offered lower interest loans under the Bounce Bank Loan scheme. This was taken advantage of to support the business over at least the next five years and has been included in the accounts as a long term creditor with the current year included in current creditors and is reflected in the bank balance.

	2024	2023
BBL	<u>4,800</u>	<u>9,600</u>

DALECOTE HOUSE LIMITED

NOTES TO THE ACCOUNTS CONTINUED FOR THE YEAR ENDED 30 JUNE 2024

14. Lease commitments

There are currently no lease commitments.

15. Capital and Company status

The charity is a company limited by guarantee. In the event of the charity being wound up, the liability in respect of the guarantee is limited to £10 per member of the charity.

16. Control

The charity is under the control of the Trustees/Directors.

17. Additional comments

An accrual was made in 2021 for the moving of the museum in the sum of £6,000. Half of this has been reversed in the previous year and the remainder of £3,000 remains in current creditors to be assessed in the current and future years.