

Company registration number: CE014033

Charity registration number: 1178282

Harbour House Trust

Annual Report and Financial Statements

for the Year Ended 5 April 2025



WESTCOTTS

CHARTERED ACCOUNTANTS
& BUSINESS ADVISERS

Harbour House Trust

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Harbour House Trust

Reference and Administrative Details

Trustees	C Bagg, (resigned 3 April 2025) A M Bennett, (co-chair) H L Firth, (co-chair) C J Forcer N Grodhunce, (resigned 24 October 2024) R Harrington, (resigned 25 May 2025) P Lawrence, (resigned 11 September 2025) A Lightfoot N Llewellyn, (resigned 21 October 2024) J Robinson
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Charity Registration Number	1178282
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Company Registration Number	CE014033
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Registered Office	Harbour House The Promenade Kingsbridge Devon TQ7 1JD
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Independent Examiner	Westcotts (SW) LLP Independent Examiner Plym House 3 Longbridge Road Marsh Mills Plymouth Devon PL6 8LT
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Harbour House Trust

Trustees' Report

The trustees, who are directors for the purposes of company law, present the annual report together with the financial statements of the charitable company for the year ended 5 April 2025.

Report of the Trustees

For The Year Ended 5 April 2025

This report complies with the Charities Act 2011, the charity's constitution and 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) (effective 1 January 2015) (as amended for accounting period commencing from 1 January 2016).

Harbour House Trust is a Charitable Incorporated Organisation (CIO), governed according to the Constitution dated 8 May 2018. It was established on 8 May 2018 to take forward the work of JB Pelly Charitable Trust, an Unincorporated Organisation (registered charity number 285565).

OBJECTIVES

Objectives and aims

Harbour House – Enriching Lives

The objectives of the charity are:

To further benefit the residents of Kingsbridge and the surrounding area, without distinction of sex, sexual orientation, race or of political, religious or other opinions by associating together the said residents and the local authorities, voluntary and other organisations in a common effort to advance education and to provide facilities in the interests of social welfare for recreation and leisure time occupation with the objective of improving the conditions of life for the residents. In furtherance of these objectives but not others, the charity trustees shall have the power: to establish or secure the establishment of a community centre and to maintain or manage or co-operate with any statutory authority in the maintenance and management of such a centre for activities promoted by the charitable incorporated organisation in furtherance of the above objective.

To advance the arts for the public benefit in particular by the establishment and maintenance of an art gallery.

To further such charitable purposes for the public benefit as are exclusively charitable according to the laws of England and Wales as the charity trustees may from time to time determine.

Our **vision** is for everyone to have opportunities to enrich their lives. Our **mission** is to offer dynamic, thoughtful, and sometimes challenging creative, cultural, and wellbeing activities that inspire and engage.

Key desired outcomes:

- Improved community cohesion
- Improved physical and mental health and wellbeing
- Increased cultural and socio-economic development
- Reduced social isolation
- Increased environmental literacy

Harbour House Trust

Trustees' Report

A Theory of Change model and Impact Measurement Framework is in place to monitor and evaluate progress against these outcomes, and this has provided robust evaluation and evidence to support successful applications for grant funding and will be developed over the next financial year to develop philanthropic donations. Embedding this further, the charity also published its first ever Impact Report for this financial year 2024-2025, which shines a light on the projects, partnerships and people who have brought our strategy to life.

Strategic aims for next 3-5 years:

The trustees recently reviewed this strategy as part of the ongoing organisational review of the charity and added an additional aim (4):

To develop and deliver a dynamic, exciting, and sometimes challenging programme of creative, cultural, and wellbeing activities that is locally relevant, artistically diverse, and culturally inclusive.

For Harbour House to be recognised as a centre of excellence for culture and wellbeing, where people and communities can realise their creative potential, engage in movement and mindfulness practices, and enrich their lives.

For South Hams to be known as a forward-thinking, outward-looking, creative destination, where visitors have opportunities to experience a diverse and culturally competent creative offer.

To become a financially sustainable organisation with diverse income streams.

Public benefit

In planning our activities for the year, and as evidenced by our desired outcomes and our Theory of Change, we have given careful consideration to the Charities Commissioners general guidance on public benefit under section 17(5) of the 2011 Charities Act.

ACHIEVEMENTS AND PERFORMANCE

Programme and community engagement at Harbour House

At Harbour House, the curated programme of exhibitions, performances and community engagement activities continues to benefit considerably more, and more diverse, communities in Kingsbridge, and to engage new audiences. For the period covered by this report the programme explores four key themes, with a focus for this period on the intersection of art and movement and underpinned by the Five Ways to Wellbeing (Connect, Be Active, Take Notice, Keep Learning, and Give).

1 Art, landscape and the environment

2 Art and movement

3 Work which creates space for the LGBTQ+ community

4 Grief and loss

We have continued to focus on partnering with a number of local organisations to support those with the most barriers to access through our community engagement programme.

We are proud that our exhibitions and community engagement programme are free to all.

Harbour House Trust

Trustees' Report

Exhibitions

For the period covered by this report, 5,263 people visited our gallery. Our exhibitions programme showcased the best of contemporary art in the South West, creating much needed opportunities for artists and practitioners in our region, and in particular enabled Plymouth-based artist Llyr Davies to have the first solo exhibition of their career, alongside bringing work by Turner Prize winner Jeremy Deller, one of the leading contemporary artists of our time, to our communities. We also exhibited work by renowned Cornwall-based artist Naomi Frears, which included a new soundtrack commission supported by the charity. Each exhibition included a free creative or movement-based activity - giving visitors a hands-on way to explore the artist's work and discover their own creativity.

Community engagement programme

We held 83 free workshops and events, and 2,889 participants engaged with our free community engagement programme. We worked with a range of community partners to deliver these events as detailed below.

Activities 115: A series of movement and photography workshops for adults with learning differences and disabilities.

Family Advice Support Team: Provided workshops to the youth group including making zines celebrating LGBTQIA+ history and "how to DJ" workshops.

Kingsbridge Celebrates Christmas: Provided workshops, performances, and a silent disco for the local community.

Kingsbridge Community College: Supported their KS3 and 4 exhibitions, and their sixth form exhibition; developed sixth form life drawing sessions, worked with sixth formers to create artwork and workshops for Kingsbridge Nature Festival.

Kingsbridge Community Primary School: Developed and delivered an after school art club, curriculum linked workshops and school visits.

Kingsbridge Fair Week: provided workshops and performances for the local community.

Kingsbridge Food Bank: Supported children aged 8-12 during school holidays, providing art and movement activities and healthy breakfasts and lunches.

Kingsbridge Town Council: Provided workshops at Love Your Park for the local community; supported the Public Art Committee.

Learn Devon: Worked with a group of learners with learning differences and disabilities to create Easy Read guides for our exhibitions.

South Hams Community Action, Dartmouth Caring and the NHS: Provided art and movement workshops to social prescribing clients with long term mental health challenges.

Supporting artists and practitioners

For this reporting period, we worked with 40 Devon & Cornwall-based artists and movement practitioners across diverse media. Our engagement programme offers employment and development opportunities to visual artists and movement practitioners based in the South West and beyond. Our programme benefits from working with a wide range of artists from a variety of backgrounds, bringing with them different lived experiences and ways of looking at the world.

Harbour House Trust

Trustees' Report

In addition to this, we have worked with 6 community producers, including artists, educators and access specialists to support our engagement work. Their work means we can support participants to engage with our workshops in a safe, positive and supportive environment.

Support in Kind

The charity has continued to provide spaces in kind to charitable organisations and community groups within the community. Some of the community-serving groups supported included: South Hams Community Action, Dartmouth Caring and the NHS to support local social prescribing clients; Devon Cares, a charity providing support services for unpaid carers; South Hams Family Hub (Action for Children), supporting families with Special Educational Needs and Disabilities and Neurodiverse children; Men's Growth Group, supporting men's mental health and wellbeing. We offered 62 free room bookings and a total of 186 hours of free room hire.

Space Hire - Hosted at Harbour House

In addition, we provide spaces for hire for activities such as movement, dance, yoga, art classes and counselling and commercial activities such as auction valuations. The income generated from space hires goes to support our free engagement workshops for community members who face the greatest barriers to accessing art and movement activities and those experiencing social isolation.

When combined, these strands of activity have added up to 36,958 total visits to Harbour House for this period.

Fundraising

The charity complies with fundraising regulations and no complaints were received in the period.

Grant Funding

The period covered by this report saw the charity's first ever successes with grant funding. We're grateful for every pound that supports our mission. For this period, we received:

£19,880 from The National Lottery Community Fund, £1,240 from Activities 115 and £1,000 from Gibbons Family Trust.

Bala Brook

Bala Brook was sold at auction on 13 November 2025, generating gross sale proceeds of £1.5 million before associated costs. In recent years, the charity has liquidated previously held investment assets in order to meet its operating expenditure. The net proceeds from the sale have therefore been retained as cash while the trustees consider the most appropriate investment strategy for the funds, with the aim of securing the charity's long-term financial sustainability.

Governance

During this period, a new co-chair joined the board of trustees - Hannah Firth, Director of Chapter Arts in Cardiff. Hannah brings with her a wealth of experience as a trustee for arts charities such as Heart of Glass as well as many years of experience in running a multipurpose art centre and an expertise in arts management and EDI.

Nick Grodhunce, Rachel Harrington and Cat Bagg stepped down during this period, and we would like to thank them for their service and support. Special thanks go to Nigel Llewellyn who stepped down as Chair during the year.

Harbour House Trust

Trustees' Report

Staff and resourcing

Amy Dickson, a former Senior Curator at Tate and Managing Curator of Artist Rooms as well as a senior yoga teacher continues as CEO of the charity and the Director of Harbour House. To enable us to deliver on our charitable objectives and engagement with our community, during the reporting period engagement specialist Dr Beth Richards continued as Learning and Engagement Curator with Elaine Sinclair as Assistant Curator and Communications Officer. We also worked with a team of Front of House hosts who offer a warm welcome and creative insight. Their role is to welcome visitors and to support them in their engagement with the creative programme, as well as invigilating the gallery.

FINANCIAL REVIEW

Total income during the period was £194,822 (2024: £230,079) and expenditure was £586,627 (2024: £520,834).

The trustees are cognisant that over recent years the charity has run at a deficit. This is due to a number of factors – for example, income from the passive hire of spaces at Harbour House and Bala Brook was previously supplemented by five- or six-figure dividends from the shares held in C&J Clark Limited, but in recent years no dividends have been paid. In the previous financial year, the trustees acknowledged that they would need to adopt a temporary strategy of running a deficit budget, in order to invest in supporting the charity through a transition period. This transition involves pivoting the business model to running more proactive charitable activities, which deliver broader and more demonstrable public benefit, and for which grants and philanthropic income could be secured once a track record of delivering such work is established.

During this reporting period the trustees agreed to continue with this approach and approved a planned operating deficit and carried out a thorough organisational review with the board of trustees and consultant Mark Cotton (former Senior Head of Regions for the National Lottery Community Fund). This deficit was met through a planned drawdown of capital as well as income from the charity's investment portfolio at Brewin Dolphin. Following the review, Bala Brook was sold at auction on 13 November 2025, generating gross sale proceeds of £1.5 million before associated costs. In recent years, the charity has liquidated previously held investment assets in order to meet its operating expenditure. The net proceeds from the sale have therefore been retained as cash while the trustees consider the most appropriate investment strategy for the funds, with the aim of securing the charity's long-term financial sustainability.

Subsequent to this reporting period, the trustees and CEO are exploring all options to align the organisation around a business model that can be financially sustainable for the future and chart a realistic path to closing the deficit over the next three financial years. This includes income generated via fundraising activity and a diversification of income streams.

Investment policy and objectives

During this reporting period, after taking advice from its investment manager, the charity liquidated its investment in a diversified portfolio with Brewin Dolphin. Originally, the objective for these investments was to maintain the real value of the funds in line with inflation and to generate income for the charity which could replace the dividends previously received from the C&J Clark Limited shares. Given the need to manage a planned operating deficit, the trustees approved the liquidation of the asset in November 2024.

Reserves policy

Restricted reserves at 5 April 2025 total £12,316 (2024: £nil) and represent the balance of unspent funds for one community engagement project - Mindful Making.

Harbour House Trust

Trustees' Report

Unrestricted reserves at 5 April 2025 total £3,510,584 (2024: £3,878,789).

Within these unrestricted reserves, there are substantial reserves held as fixed assets and investment properties, totalling £2,825,997 (2024: £3,814,024) at 5 April 2025. These are required by the charity in order to continue its charitable activities. Bala Brook and Harbour House provide the facilities by which the charity offers to the public and the rental properties generate income which the charity uses to further its charitable purposes and subsidise its other work. Subsequent to this report Bala Brook has been sold and the trustees are considering how best to invest the monies raised from the sale.

As at 5 April 2025, the charity held free reserves of £684,587 (2024: £64,765). The trustees are also actively considering what constitutes an appropriate reserves policy for the charity, given the need to invest in the transition towards a sustainable business model.

Going concern

The trustees consider the charity to be a going concern for at least 12 months from the date of approval of the financial statements.

FUTURE PLANS

Upcoming highlights of the future gallery programme include the first solo exhibition of celebrated painter Jai Chuhan in the South West, a large outdoor performance of Murghal Miniatures by award winning Sonia Sabri dance company, the first of its kind in the South Hams and a series of Kathak dance workshops for the community as part of Kingsbridge Fair Week. A new collaboration with Kingsbridge Foodbank and Kingsbridge Primary school will see Harbour House providing a holiday club for families in need and will culminate in a co-created exhibition with young people and the South West-based artist Ben Sanderson. We will host the first solo exhibition by Plymouth-based artist Ashanti Hare, with a new commission supported by the Henry Moore Foundation. We will deliver photography workshops for adults with learning differences and disabilities in partnership with local charity Activities 115 and will support them to deliver family portraits for the community as part of the Kingsbridge Celebrates Christmas celebrations. We will work with Learn Devon and adults with lived experience of learning differences and disabilities to write accessible Easy Read guides for all our exhibitions. A Grief Gathering in partnership with Thrive Dance company and supported by the National Lottery Community Fund and Arts Council England will support those in our community experiencing grief. We have received funding from Arts Council England to deliver:

- Ceramics workshops with artist Cylena Symonds, a qualified art therapist which will support those aged 55+ through the five ways to wellbeing
- A partnership with Next Steps Together and Tumbly Hill Wellbeing Hub will deliver dance, yoga and making inspired by nature for those aged 55+
- Six Moving Together workshops with dance practitioner Charlie Eaton with participants from the Learning Disabled community
- Six Making Together workshops with the same community with a visual arts practitioner
- Six Mindful Movement workshops with drama psychotherapist Natasha Broomfield working with social prescribing clients
- Six Mindful Making workshops with arts psychotherapist Laura Segan and the same community.

The staff team and board of trustees are in the process of writing a new business plan to enable the charity to become financially sustainable.

Harbour House Trust

Trustees' Report

Structure, governance and management

Governing document

The charity is governed by its constitution dated 8 May 2018.

Recruitment and appointment of new trustees

New trustees can be appointed by a resolution passed at a meeting of charity trustees. In selecting individuals for appointment as charity trustees, the charity trustees have regard to the skills, knowledge and experience needed for the effective administration of the CIO.

New trustees are inducted into the workings of the charity during meetings held on a regular basis.

Organisational structure

Overall responsibility for the management of the charity is vested in the trustees.

The charity is being managed on a day-to-day basis by Amy Dickson and the staff team. The trustees play an active role, particularly through the new subcommittees.

The charity holds quarterly trustee meetings throughout the year, with additional subcommittee meetings as and when required. These meetings are organised by the trustees to continue with the work necessary to maintain the objects of the charity.

All trustees give of their time freely and no trustee remuneration was paid in the year.

Governance statement

The trustees have had due regard to principles of recommended practices as set out by the "Charity Governance Code" and have applied these wherever practical and in decision making.

Harbour House Trust

Trustees' Report

Statement of trustees' responsibilities

The trustees (who are also the directors of Harbour House Trust for the purposes of company law) are responsible for preparing the trustees' report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland".

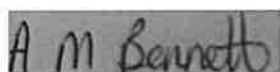
Company law requires the trustees to prepare financial statements for each financial year. Under company law the trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including its income and expenditure, of the charitable company for that period. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and 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, comprising FRS 102 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 charitable company will continue in business.

The trustees are responsible for keeping proper accounting records that can disclose with reasonable accuracy at any time the financial position of the charitable company and enable them to ensure that the financial statements 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.

The trustees are responsible for the maintenance and integrity of the corporate and financial information included on the charitable company's website. Legislation governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

The annual report was approved by the trustees of the charity on 21 January 2026 and signed on its behalf by:



.....
A M Bennett
Trustee



H L Firth
Trustee

Harbour House Trust

Independent Examiner's Report to the trustees of Harbour House Trust ('the Company')

I report to the charity trustees on my examination of the accounts of the Company for the year ended 5 April 2025.

Responsibilities and basis of report

As the charity's trustees of the Company (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of the Company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your charity's accounts as carried out under section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

I have completed my examination. I confirm that no 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 Harbour House Trust as required by section 386 of the 2006 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements of section 396 of the 2006 Act other than any requirement that the accounts give a 'true and fair view' which is not a matter considered as part of an independent examination; or
4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities [applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)].

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.



Adam Croney ACA
Independent Examiner
Westcotts (SW) LLP
Plym House
3 Longbridge Road
Marsh Mills
Plymouth
Devon
PL6 8LT

Date: 2/2/26

Harbour House Trust

Statement of Financial Activities for the Year Ended 5 April 2025 (Including Income and Expenditure Account and Statement of Total Recognised Gains and Losses)

	Note	Unrestricted funds £	Restricted funds £	Total 2025 £	Total 2024 £
Income and Endowments from:					
Donations and legacies		2,976	22,120	25,096	3,321
Charitable activities	4	131,502	-	131,502	169,025
Investment income	3	38,224	-	38,224	57,733
Total income		<u>172,702</u>	<u>22,120</u>	<u>194,822</u>	<u>230,079</u>
Expenditure on:					
Raising funds	5	(8,857)	-	(8,857)	(9,819)
Charitable activities	6	(567,966)	(9,804)	(577,770)	(511,015)
Total expenditure		<u>(576,823)</u>	<u>(9,804)</u>	<u>(586,627)</u>	<u>(520,834)</u>
Net (expenditure)/income		(404,121)	12,316	(391,805)	(290,755)
Other recognised gains and losses					
Gains/(losses) on revaluation of fixed assets		<u>35,916</u>	<u>-</u>	<u>35,916</u>	<u>89,772</u>
Net movement in funds		(368,205)	12,316	(355,889)	(200,983)
Reconciliation of funds					
Total funds brought forward		<u>3,878,789</u>	<u>-</u>	<u>3,878,789</u>	<u>4,079,772</u>
Total funds carried forward	17	<u>3,510,584</u>	<u>12,316</u>	<u>3,522,900</u>	<u>3,878,789</u>

All of the charity's activities derive from continuing operations during the above two periods.
The funds breakdown for 2024 is shown in note 17.

The notes on pages 14 to 24 form an integral part of these financial statements.

Harbour House Trust

(Registration number: CE014033)

Balance Sheet as at 5 April 2025

	Note	2025 £	2024 £
Fixed assets			
Intangible assets	12	6,204	1,509
Tangible assets	13	1,730,185	1,718,305
Investments	14	<u>1,120,168</u>	<u>2,115,512</u>
		<u>2,856,557</u>	<u>3,835,326</u>
Current assets			
Debtors	15	85,091	171,339
Cash at bank and in hand		<u>749,699</u>	<u>84,836</u>
		834,790	256,175
Creditors: Amounts falling due within one year	16	<u>(168,447)</u>	<u>(212,712)</u>
Net current assets		<u>666,343</u>	<u>43,463</u>
Net assets		<u>3,522,900</u>	<u>3,878,789</u>
Funds of the charity:			
Restricted income funds			
Restricted funds		12,316	-
Unrestricted income funds			
Unrestricted funds		<u>3,510,584</u>	<u>3,878,789</u>
Total funds	17	<u>3,522,900</u>	<u>3,878,789</u>

We, as directors of Harbour House Trust, state that:

(a) the charitable company is availing itself of the exemption provided for by Chapter 15 of Part 6 of the Companies Act 2014;

(b) the charitable company is availing itself of the exemption on the grounds that the conditions specified in section 359 are satisfied;

(c) no notice under subsection (1) of section 334 has, in accordance with subsection (2) of that section, been served on the charitable company;


(d) we acknowledge the charitable company's obligations under the Companies Act 2014 to keep adequate accounting records and prepare financial statements which give a true and fair view of the assets, liabilities and financial position of the charitable company at the end of its financial year and of its profit or loss for such a year, and otherwise comply with the provisions of Companies Act 2014 relating to financial statements so far as they are applicable to the charitable company.

The notes on pages 14 to 24 form an integral part of these financial statements.

Harbour House Trust

(Registration number: CE014033)
Balance Sheet as at 5 April 2025

The financial statements on pages 11 to 24 were approved by the trustees, and authorised for issue on 21 January 2026 and signed on their behalf by:



A M Bennett
Trustee



H L Firth
Trustee

The notes on pages 14 to 24 form an integral part of these financial statements.

Harbour House Trust

Notes to the Financial Statements for the Year Ended 5 April 2025

1 Charity status

The charity is a Charitable Incorporated Organisation (CIO).

The address of its registered office is:

Harbour House
The Promenade
Kingsbridge
Devon
TQ7 1JD

2 Accounting policies

Statement of compliance

The financial statements of the CIO, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011.

Basis of preparation

The financial statements have been prepared under the historical cost convention with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Donations and legacies

Monetary donations to the Trust are credited in the accounts on a receipts basis.

Grants receivable

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.

Investment income

Dividend income is recognised in the accounts on a receivable basis, interest income is recognised in the accounts when it is received and income from investment properties is calculated on the accruals basis.

Harbour House Trust

Notes to the Financial Statements for the Year Ended 5 April 2025

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, 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 accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Charitable activities

Costs of charitable activities includes premises costs in respect of Bala Brook and Harbour House.

Intangible assets

Intangible assets, being costs incurred in relation to a website, are being amortised evenly over their estimated useful life of five years.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Asset class	Depreciation method and rate
Freehold property	2% on straight line
Fixtures and fittings	25% on reducing balance
Computer equipment	25% on reducing balance
Plant and machinery	25% on reducing balance

Investment property

Investment property is shown at market value. Any aggregate surplus or deficits arising from changes in market value are transferred to the statement of financial activities.

Taxation

The charity is exempt from corporation tax on its charitable activities.

Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

Designated funds are unrestricted funds set aside for specific purposes at the discretion of the trustees.

Restricted income funds are those donated for use in a particular area or for specific purposes, the use of which is restricted to that area or purpose.

Harbour House Trust

Notes to the Financial Statements for the Year Ended 5 April 2025

Pensions and other post retirement obligations

The charity operates a defined contribution pension scheme. Contributions payable to the charity's pension scheme are charged to the Statement of Financial Activities in the period to which they relate.

Financial instruments

Classification

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments

Recognition and measurement

Debtors are initially measured at transaction value and subsequently measured at their settlement value.

Creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured reliably. Creditors and provisions are initially measured at transaction value and subsequently measured at their settlement value.

Fixed asset investments

Investments are a form of basic financial instrument and are initially recognised at their transaction value and subsequently measure at their fair value as at the balance sheet date using the closing quoted market price of share price. The statement of financial activities includes the net gains and losses arising on revaluation and disposals throughout the year.

3 Investment income

	2025 £	2024 £
Deposit account interest	5,280	122
Rents received	32,944	33,472
Dividend income	-	24,139
	<u>38,224</u>	<u>57,733</u>

4 Income from charitable activities

	Total 2025 £	Total 2024 £
Charitable income - Harbour House	33,745	39,524
Charitable income - Bala Brook	97,757	129,501
	<u>131,502</u>	<u>169,025</u>

Harbour House Trust

Notes to the Financial Statements for the Year Ended 5 April 2025

5 Expenditure on raising funds

a) Investment management costs

	Total 2025 £	Total 2024 £
Other investment management costs; Administration of the investments	8,857	9,819
	<u>8,857</u>	<u>9,819</u>

6 Expenditure on charitable activities

	Note	Unrestricted funds Designated £	General £	Restricted funds £	Total 2025 £	Total 2024 £
Harbour House		21,956	347,324	9,804	379,084	321,023
Bala Brook		358	192,675	-	193,033	170,729
Governance costs	7	-	5,653	-	5,653	19,263
		<u>22,314</u>	<u>545,652</u>	<u>9,804</u>	<u>577,770</u>	<u>511,015</u>

7 Analysis of governance and support costs

Community arts and well being

	2025 £	2024 £
Independent examiner fees		
Examination of the financial statements	4,800	6,460
Other fees paid to examiners	853	11,269
Management	-	1,534
	<u>5,653</u>	<u>19,263</u>

Harbour House Trust

Notes to the Financial Statements for the Year Ended 5 April 2025

8 Net incoming/outgoing resources

Net outgoing resources for the year include:

	2025 £	2024 £
Depreciation of fixed assets	28,540	26,842
Computer software amortisation	1,551	906

9 Trustees remuneration and expenses

During the year the charity made the following transactions with trustees:

£503 (2024: £275) of expenses were reimbursed to trustees for board meeting travel costs.

No trustees, nor any persons connected with them, have received any remuneration from the charity during the year.

No trustees have received any other benefits from the charity during the year.

10 Staff costs

The aggregate payroll costs were as follows:

	Total 2025 £	Total 2024 £
Harbour House - wages	157,746	149,917
Harbour House - pensions	9,169	7,261
Bala Brook - wages	78,920	60,705
Bala Brook - pensions	4,256	3,075
	250,091	220,958

The monthly average number of persons (including senior management / leadership team) employed by the charity during the year was as follows:

	2025 No	2024 No
Employees	19	11

Contributions to the employee pension schemes for the year totalled £13,425 (2024 - £10,336).

The number of employees whose emoluments fell within the following bands was:

	2025 No
£70,001 - £80,000	1

Harbour House Trust

Notes to the Financial Statements for the Year Ended 5 April 2025

The total employee benefits of the key management personnel of the charity were £76,023, no remuneration over £60,000 was paid last year, but senior staff have undertaken more hours in the current financial year.

11 Independent examiner's remuneration

	2025 £	2024 £
Examination of the financial statements	4,800	6,460
Other fees to examiners		
All other assurance services	-	1,199
All other services	853	10,070
	853	11,269

12 Intangible fixed assets

	Computer software £	Total £
Cost		
At 6 April 2024	4,528	4,528
Additions	4,515	4,515
Disposals	(1,288)	(1,288)
At 5 April 2025	7,755	7,755
Amortisation		
At 6 April 2024	3,019	3,019
Charge for the year	1,551	1,551
Eliminated on disposals	(3,019)	(3,019)
At 5 April 2025	1,551	1,551
Net book value		
At 5 April 2025	6,204	6,204
At 5 April 2024	1,509	1,509

Harbour House Trust

Notes to the Financial Statements for the Year Ended 5 April 2025

13 Tangible fixed assets

	Freehold property £	Fixtures and fittings £	Total £
Cost			
At 6 April 2024	1,811,153	43,221	1,854,374
Additions	<u>29,631</u>	<u>10,788</u>	<u>40,419</u>
At 5 April 2025	<u>1,840,784</u>	<u>54,009</u>	<u>1,894,793</u>
Depreciation			
At 6 April 2024	112,641	23,427	136,068
Charge for year	<u>22,314</u>	<u>6,226</u>	<u>28,540</u>
At 5 April 2025	<u>134,955</u>	<u>29,653</u>	<u>164,608</u>
Net book value			
At 5 April 2025	<u>1,705,829</u>	<u>24,356</u>	<u>1,730,185</u>
At 5 April 2024	<u>1,698,512</u>	<u>19,794</u>	<u>1,718,306</u>

Harbour House Trust

Notes to the Financial Statements for the Year Ended 5 April 2025

14 Fixed asset investments

	2025 £	2024 £
Investment properties	520,000	520,000
Unlisted investments	600,168	600,168
Listed investments	-	995,344
	<u>1,120,168</u>	<u>2,115,512</u>

There were no investment assets outside the UK.

The unlisted investments consist of 304,654 ordinary £1 shares in C & J Clark Limited. These shares were valued at 4 August 2023 at a price of £1.97 per share, and it is this value which has been used for the purposes of these accounts, being the nearest available valuation to the balance sheet date.

Investment property

	Investment property £
Fair value	
At 6 April 2024	<u>520,000</u>
Provision	
At 5 April 2025	<u>-</u>
Net book value	
At 5 April 2025	<u>520,000</u>
At 5 April 2024	<u>520,000</u>

A professional valuation was conducted on 2 November 2022 by Luscombe Maye and confirmed that the market value of the investment property is £520,000. The historic value of this property was £415,000 as transferred to Harbour House Trust (formerly The J B Pelly Trust) on 31 October 2018.

Harbour House Trust

Notes to the Financial Statements for the Year Ended 5 April 2025

15 Debtors

	2025	2024
	£	£
Trade debtors	78,161	167,983
Prepayments	5,474	1,901
Other debtors	1,456	1,455
	<u>85,091</u>	<u>171,339</u>

16 Creditors: amounts falling due within one year

	2025	2024
	£	£
Trade creditors	15,343	8,408
Other creditors	2,109	1,707
Accruals	150,995	202,597
	<u>168,447</u>	<u>212,712</u>

Harbour House Trust

Notes to the Financial Statements for the Year Ended 5 April 2025

17 Funds

	Balance at 6 April 2024 £	Incoming resources £	Resources expended £	Transfers £	Other recognised gains / (losses) £	Balance at 5 April 2025 £
Unrestricted funds						
Unrestricted - operating	64,765	172,702	(554,509)	1,003,358	(1,729)	684,587
Designated						
Unrestricted investments - shares and property	2,115,512	-	-	(1,032,989)	37,645	1,120,168
Unrestricted assets - property	<u>1,698,512</u>	<u>-</u>	<u>(22,314)</u>	<u>29,631</u>	<u>-</u>	<u>1,705,829</u>
	<u>3,814,024</u>	<u>-</u>	<u>(22,314)</u>	<u>(1,003,358)</u>	<u>37,645</u>	<u>2,825,997</u>
Total unrestricted funds	<u>3,878,789</u>	<u>172,702</u>	<u>(576,823)</u>	<u>-</u>	<u>35,916</u>	<u>3,510,584</u>
Restricted funds						
National Lottery - Mindful Making	-	19,880	(7,564)	-	-	12,316
Moving Together project	-	1,240	(1,240)	-	-	-
Gibbons Family Trust	<u>-</u>	<u>1,000</u>	<u>(1,000)</u>	<u>-</u>	<u>-</u>	<u>-</u>
	<u>-</u>	<u>22,120</u>	<u>(9,804)</u>	<u>-</u>	<u>-</u>	<u>12,316</u>
Total funds	<u>3,878,789</u>	<u>194,822</u>	<u>(586,627)</u>	<u>-</u>	<u>35,916</u>	<u>3,522,900</u>
	Balance at 6 April 2023 £	Incoming resources £	Resources expended £	Transfers £	Other recognised gains / (losses) £	Balance at 5 April 2024 £
Unrestricted funds						
Unrestricted - operating	<u>4,079,772</u>	<u>230,079</u>	<u>(431,062)</u>	<u>-</u>	<u>-</u>	<u>3,878,789</u>

Harbour House Trust

Notes to the Financial Statements for the Year Ended 5 April 2025

18 Related party transactions

During the year the charity made the following related party transactions:

A trustee, R Harrington, donated £2,975 (2024: £600) to the trust through a payroll giving scheme. There were no other related party transactions this year.
(2024 - £Nil).

19 Non-adjusting events after the financial period

Bala Brook was sold at auction on 13 November 2025, generating gross sale proceeds of £1.5 million before associated costs. In recent years, the charity has liquidated previously held investment assets in order to meet its operating expenditure. The net proceeds from the sale have therefore been retained as cash while the trustees consider the most appropriate investment strategy for the funds, with the aim of securing the charity's long-term financial sustainability.