

Charity registration number 1198778 (England and Wales)

Company registration number CE028902

**DAIZYBELL HOMES CIO**  
**ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 MARCH 2025**

# DAIZYBELL HOMES CIO

## LEGAL AND ADMINISTRATIVE INFORMATION

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Trustees	Ms L M Hilder M Hill E Peaker J Hancox K Grice
Charity number (England and Wales)	1198778
Company number	CE028902
Registered office	Auburn House Upper Piccadilly Bradford West Yorkshire BD1 3NU
Independent examiner	Fawley Judge & Easton Chartered Certified Accountants 1 Parliament Street Hull East Yorkshire HU1 2AS

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# DAIZYBELL HOMES CIO

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# DAIZYBELL HOMES CIO

## TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) FOR THE YEAR ENDED 31 MARCH 2025

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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 Articles of Association, the Companies Act 2006 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)" (effective 1 January 2019).

### Objectives and activities

Daizybell Homes CIO is a charity dedicated to providing safe dispersed accommodation for women and their children who have experienced violence and abuse. Daizybell Homes provides this stepping stone from 24/7 hostel based support via a supported tenancy to independent living

It works in partnership with Resonance and Winner Trading Ltd to operate 30 leased properties across the City of Bradford for this purpose

This type of accommodation is much needed in Bradford where there are difficulties in helping women and children move on from crisis refuge accommodation back into the community

In the coming year the charity will seek to increase the properties available to it through other means such as leasing from private landlords and, if relevant finance is available, purchasing properties for the same purpose

The trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the charity should undertake.

### Achievements and performance

In 2024/25 Daizybell Homes supported a total of 92 victims of Domestic Abuse, 35 women and 57 children.

Our tenants benefit from intensive housing management and specialist, trauma-informed support delivered by experienced professionals. This support is holistic and tailored to individual's needs, encompassing personalised support planning, safety planning, emotional and practical guidance. Our aim is to empower women and their children to rebuild their lives with confidence, resilience, and a pathway toward long-term independence.

### Financial review

It is the policy of the charity that unrestricted funds which have not been designated for a specific use should be maintained at a level equivalent to between three and six month's expenditure. The trustees consider that reserves at this level will ensure that, in the event of a significant drop in funding, they will be able to continue the charity's current activities while consideration is given to ways in which additional funds may be raised. This level of reserves has been maintained throughout the year.

### Structure, governance and management

The charity is a Charitable Incorporated Organisation.

The trustees, who are also the directors for the purpose of company law, and who served during the year and up to the date of signature of the financial statements were:

Ms L M Hilder

M Hill

E Peaker

J Hancox

K Grice

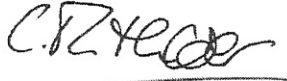
None of the trustees has any beneficial interest in the company. All of the trustees are members of the company and guarantee to contribute £1 in the event of a winding up.

**DAIZYBELL HOMES CIO**

**TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)**  
**FOR THE YEAR ENDED 31 MARCH 2025**

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



Ms L M Hilder  
Trustee

16 July 2025

# DAIZYBELL HOMES CIO

## INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF DAIZYBELL HOMES CIO

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I report to the trustees on my examination of the financial statements of Daizybell Homes CIO (the charity) for the year ended 31 March 2025.

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

As the trustees of the charity (and also its directors for the purposes of company law), you are responsible for the preparation of the financial statements in accordance with the requirements of the Companies Act 2006.

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

### **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 that in any material respect:

- 1 accounting records were not kept in respect of the charity as required by section 386 of the Companies Act 2006.
- 2 the financial statements do not accord with those records; or
- 3 the financial statements do not comply with the accounting requirements of section 396 of the Companies Act 2006 other than any requirement that the financial statements give a true and fair view, which is not a matter considered as part of an independent examination; or
- 4 the financial statements have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities applicable to charities preparing their financial statements 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 financial statements to be reached.

Jonathan Leathley  
**Fawley Judge & Easton**

Chartered Certified Accountants  
1 Parliament Street  
Hull  
East Yorkshire  
HU1 2AS

Dated: 16 July 2025

# DAIZYBELL HOMES CIO

## STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2025

	Notes	Unrestricted funds 2025 £	Restricted funds 2025 £	Total 2025 £	Unrestricted funds 2024 £	Restricted funds 2024 £	Total 2024 £
<b>Income from:</b>							
Donations and legacies	3	-	178,193	178,193	-	175,604	175,604
Charitable activities	4	70,389	-	70,389	83,973	-	83,973
<b>Total income</b>		<u>70,389</u>	<u>178,193</u>	<u>248,582</u>	<u>83,973</u>	<u>175,604</u>	<u>259,577</u>
<b>Expenditure on:</b>							
Charitable activities	5	111,035	177,811	288,846	38,569	144,452	183,021
<b>Total expenditure</b>		<u>111,035</u>	<u>177,811</u>	<u>288,846</u>	<u>38,569</u>	<u>144,452</u>	<u>183,021</u>
<b>Net income/(expenditure)</b>		<u>(40,646)</u>	<u>382</u>	<u>(40,264)</u>	<u>45,404</u>	<u>31,152</u>	<u>76,556</u>
Transfers between funds		-	-	-	31,152	(31,152)	-
<b>Net movement in funds</b>	8	<u>(40,646)</u>	<u>382</u>	<u>(40,264)</u>	<u>76,556</u>	<u>-</u>	<u>76,556</u>
<b>Reconciliation of funds:</b>							
Fund balances at 1 April 2024		126,111	-	126,111	49,555	-	49,555
<b>Fund balances at 31 March 2025</b>		<u>85,465</u>	<u>382</u>	<u>85,847</u>	<u>126,111</u>	<u>-</u>	<u>126,111</u>

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

# DAIZYBELL HOMES CIO

## BALANCE SHEET

AS AT 31 MARCH 2025

	Notes	2025 £	£	2024 £	£
<b>Fixed assets</b>					
Tangible assets	12		826		1,276
<b>Current assets</b>					
Cash at bank and in hand		86,141		140,628	
<b>Creditors: amounts falling due within one year</b>	13	(1,120)		(15,793)	
<b>Net current assets</b>			85,021		124,835
<b>Total assets less current liabilities</b>			85,847		126,111
<b>The funds of the charity</b>					
Restricted income funds	14		382		-
Unrestricted funds	15		85,465		126,111
			85,847		126,111

The company is entitled to the exemption from the audit requirement contained in section 477 of the Companies Act 2006, for the year ended 31 March 2025.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476.

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

The financial statements were approved by the trustees on 16 July 2025

Ms L M Hilder  
Trustee

  
ANGIE CARRINGTON

Company registration number CE028902 (England and Wales)



# DAIZYBELL HOMES CIO

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

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### 1 Accounting policies

#### 1.1 Accounting convention

The financial statements have been prepared in accordance with the charity's governing document, the Companies Act 2006, FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Charities SORP "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)". The charity is a Public Benefit Entity as defined by FRS 102.

The charity has taken advantage of the provisions in the SORP for charities not to prepare a statement of cash flows.

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, [modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value]. 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.

Endowment funds are subject to specific conditions by donors that the capital must be maintained by the charity.

#### 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.

Legacies are recognised on receipt or otherwise if the charity has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

# DAIZYBELL HOMES CIO

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

### 1 Accounting policies

(Continued)

#### 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.

#### 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:

Computers	20% on a straight line basis
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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 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).

#### 1.8 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.

##### **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.

##### **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.

# DAIZYBELL HOMES CIO

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

### 1 Accounting policies

(Continued)

#### **Derecognition of financial liabilities**

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

#### 1.9 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.

### 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.

### 3 Income from donations and legacies

	Restricted funds 2025 £	Restricted funds 2024 £
Grants	178,193	175,604

### 4 Income from charitable activities

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
<b>Core</b>		
Charitable rental income	70,389	59,758
Other income	-	24,215
	70,389	83,973

# DAIZYBELL HOMES CIO

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

### 5 Expenditure on charitable activities

	Core 2025 £	Core 2024 £
<b>Direct costs</b>		
Depreciation and impairment	450	524
Rates	642	728
Property repairs & renewals	2,707	141,218
Staff recruitment costs	1,137	2,238
Management charge	235,419	30,193
Computer running costs	-	686
Travelling expenses	1,144	721
Professional subscriptions	1,960	783
Consultancy fees	3,416	450
Bank charges	88	72
Printing, stationery and advertising	10	63
Sundry expenses	9,455	1,107
	<u>256,428</u>	<u>178,783</u>
Grant funding of activities (see note 6)	13,824	-
<b>Share of support and governance costs (see note 7)</b>		
Governance	18,594	4,238
	<u>288,846</u>	<u>183,021</u>
<b>Analysis by fund</b>		
Unrestricted funds	111,035	38,569
Restricted funds	177,811	144,452
	<u>288,846</u>	<u>183,021</u>

### 6 Grants payable

	Core 2025 £
Grants to individuals	13,824
-	-

# DAIZYBELL HOMES CIO

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

### 7 Support costs allocated to activities

	2025 £	2024 £
Governance costs	18,594	4,238
<b>Analysed between:</b>		
Core	18,594	4,238

### 8 Net movement in funds

	2025 £	2024 £
The net movement in funds is stated after charging/(crediting):		
Fees payable for the independent examination of the charity's financial statements	-	-
Depreciation of owned tangible fixed assets	450	524

### 9 Trustees

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

### 10 Employees

The average monthly number of employees during the year was:

2025 Number	2024 Number
5	5

The salary costs for the year are showing as a management charge as they were recharged by Bradford Rape Crisis who hold the contracts for the employees working for Daizybell Homes CIO.

There were no employees whose annual remuneration was more than £60,000.

### 11 Taxation

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

# DAIZYBELL HOMES CIO

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

### 12 Tangible fixed assets

	Computers £
<b>Cost</b>	
At 1 April 2024	2,250
At 31 March 2025	<u>2,250</u>
<b>Depreciation and impairment</b>	
At 1 April 2024	974
Depreciation charged in the year	450
At 31 March 2025	<u>1,424</u>
<b>Carrying amount</b>	
At 31 March 2025	<u>826</u>
At 31 March 2024	<u>1,276</u>

### 13 Creditors: amounts falling due within one year

	2025 £	2024 £
Trade creditors	1,120	15,193
Accruals and deferred income	-	600
	<u>1,120</u>	<u>15,793</u>

### 14 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.

	At 1 April 2024 £	Incoming resources £	Resources expended £	Transfers £	At 31 March 2025 £
	-	-	1	-	1
Garfield Weston	-	20,000	(20,000)	-	-
Inn Churches ACT435	-	2,828	(2,447)	-	381
New Burdens	-	155,365	(155,365)	-	-
	<u>-</u>	<u>178,193</u>	<u>(177,811)</u>	<u>-</u>	<u>382</u>
<b>Previous year:</b>	<b>At 1 April 2023 £</b>	<b>Incoming resources £</b>	<b>Resources expended £</b>	<b>Transfers £</b>	<b>At 31 March 2024 £</b>
	-	175,604	(144,452)	(31,152)	-

# DAIZYBELL HOMES CIO

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE YEAR ENDED 31 MARCH 2025

#### 15 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 £	Transfers £	At 31 March 2025 £
General funds	126,111	70,389	(111,035)	-	85,465
Previous year:	At 1 April 2023 £	Incoming resources £	Resources expended £	Transfers £	At 31 March 2024 £
New Burden	-	155,365	(155,365)	-	-
Garfield Weston	-	20,000	(20,000)	-	-
General funds	49,555	(91,392)	136,796	31,152	126,111
	49,555	83,973	(38,569)	31,152	126,111

#### 16 Analysis of net assets between funds

	Unrestricted funds 2025 £	Restricted funds 2025 £	Total 2025 £
<b>At 31 March 2025:</b>			
Tangible assets	826	-	826
Current assets/(liabilities)	84,640	381	85,021
	85,466	381	85,847
<b>Per balance sheet</b>	85,465	382	85,847
<b>Balance to allocate</b>	(1)	1	-
	Unrestricted funds 2024 £	Restricted funds 2024 £	Total 2024 £
<b>At 31 March 2024:</b>			
Tangible assets	1,276	-	1,276
Current assets/(liabilities)	124,835	-	124,835
	126,111	-	126,111

**DAIZYBELL HOMES CIO**

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

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**17 Related party transactions**

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