

Registered number
14613820

Deddington Housing Association Limited

Report and Accounts

31 March 2025

(A company limited by guarantee)
Charity number 1203055

Deddington Housing Association Limited Company Information

Directors/Trustees

Mrs J Cheeseman
Mrs J M Cork
D B Field
Mrs S M O'Neill
C A Tompkins
Mrs R M H White

Independent examiner

N Westbury FCCA BSc(Hons)
The Old Engine Shed
Whettons' Yard, Chapel Street
Bloxham
Banbury
OX15 4NB

Bankers

Barclays Bank plc

Solicitors

Bates Wells

Registered office

The Old Engine Shed
Whetton's Yard
Chapel Street
Bloxham, Banbury, Oxfordshire
OX15 4NB

Registered number

14613820

Charity number

1203055

Deddington Housing Association Limited
Registered number: 14613820
Trustees' Report

The trustees are pleased to present their annual directors' report together with the accounts of the charity for the period ending 31 March 2025 which are also prepared to meet the requirements for a directors' report and accounts for Companies Act purposes.

The accounts comply with the Charities Act 2011, the Companies Act 2006, the Memorandum and Articles of Association, 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 2015).

Achievements and performance

We embarked on a series of discussions with our landlords at the Holly Tree Club in 2023-24 to extend our lease from the original 100 years, due to expire in 2071 to 999-years to ensure we protect our assets at the Holly Tree Cottages for the benefit of the community for a substantial period, which the Holly Tree Club granted and the new lease delivered up and signed by all parties in January 2025.

We worked successfully with the Holly Tree Club in relation to first registration of the land, and registering our new 999-year lease with the Land Registry by means of open dialogue and cooperation.

We continue to support our residents and maintain the properties and gardens in good order for their enjoyment. We renovated cottage 4 this year when the tenant moved into residential care. Following the necessary upgrade work, we advertised locally as required of us, to ensure another suitably deserving parish resident had the opportunity to benefit from the single level living accommodation at a rent according to their means, as is our remit. We received 5 credible applications and were able to select the applicant in the greatest need who met our criteria. Mrs W moved in in March and is very happy in her new home. No longer socially isolated and in fear of her stairs as her mobility declined.

Structure, Governance and Management

We continue with the structure we developed when we became incorporated and held our second Annual Retirement Meeting on 22nd May 2025 at which the two directors who originally held a two-year term, Julia Cork and Chris Tompkins were re-elected for a further period of three years.

We continue to manage our day-to-day business in an organised and legitimate manner, considering all evolving legislation and keeping our record keeping, policies and procedures and Data Protection matters fully compliant.

Our part-time administrative assistant engaged last year to support our work continues in post and is proving successful.

Deddington Housing Association Limited
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Trustees' Report

Strategy

Having changed our legal status, registered with the Charity Commission and ensured we have a fit for the future lease of 999-years, we are now in a position to raise funds, apply for grants and trusts, and borrow money against our existing properties should it be necessary to build the two new properties.

We continue to work on ways to engage local support in fundraising for our two new cottages, in doing so, raise the profile of the HA in the community and beyond.

We further plan to engage a professional fundraiser to apply for larger grants and funds as soon as a suitable candidate can be sought.

To build in a level of resilience and 'fit for the future' ways of working and managing the business of the Housing Assn that will help protect the Company from failure should something happen to the Chair or Treasurer.

Directors' responsibilities

The directors are responsible for preparing the report and accounts in accordance with applicable law and regulations.

Company law requires the directors to prepare accounts for each financial year. Under that law the directors have elected to prepare the accounts in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the directors must not approve the accounts unless they are satisfied that they give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period. In preparing these accounts, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- prepare the accounts on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the 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 company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Disclosure of information to auditors

Each person who was a director at the time this report was approved confirms that:

- so far as he is aware, there is no relevant audit information of which the company's auditor is unaware; and
- he has taken all the steps that he ought to have taken as a director in order to make himself aware of any relevant audit information and to establish that the company's auditor is aware of that information.

Deddington Housing Association Limited
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Trustees' Report

Financial Review

The Income for the year ended 31 March 2025 was £43,877 and Expenditure for the year was £14,447 resulting in a surplus of £29,430.

During the year we received a donation of £2,000 towards the Development Fund for the construction of two new cottages which together with the Gift Aid Tax reclaim results in a fund of £2,500 a small beginning which the Housing Association which hopefully build upon in ways mentioned in this report.

As previously mentioned we refurbished cottage number 4 at a cost of £4,433 which was met almost entirely by the previous tenant for which the Housing Association is extremely grateful.

The Association also contributed £2,200 towards the legal costs of the Holly Tree Club in registering the land and the lease with the Land Registry and this amount has been capitalised.

The total liquid funds as at 31 March 2025 were £38,448 which is a healthy state for the Association.

Plans for the future

To continue to support our residents, to keep their homes and environs in good repair and manage their evolving needs as best we can within our remit as landlords and advocates where appropriate.

We continue to source local support for fundraising, engaging with people who will take the fundraising forward in an organised and strategic manner. Developing a plan to garner support from local residents and businesses, which will prove we have local support for the building project, before we approach larger funds and trusts to support us too, using a professional fundraiser later.

To continue to work on developing our cloud-based storage system for all important documents, reports and accounts that will ensure the committee are able to access information – rather than being held on personal computers as has been the case historically, ergo building resilience for the future and allowing the rest of the team to continue the business of the Housing Association uninterrupted.

Public benefit

The trustees have complied with their duty to have due regard to the guidance on public benefit published by the Charity Commission in exercising their powers and duties.

This report was approved by the board on 22 May 2025 and signed on its behalf.

D B Field
Director

Deddington Housing Association Limited

Independent Examiner's Report to the trustees of Deddington Housing Association Limited for the year ended 31 March 2025

I report on the accounts of the charity which are set out on the attached pages.

This report is made solely to the Trustees, as a body, in accordance with section 145 of the Charities Act 2011 and regulations made under section 154 of that Act. My work has been undertaken so that I might state to the charity's Trustees those matters I am required to state to them in an Independent Examiner's Report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the charity and the charity's Trustees as a body, for my work or for this report. The financial statements have been prepared in accordance with Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) This has been done in order for the accounts to provide a true and fair view in accordance with the Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2015.

Respective responsibilities of trustee and examiner

The charity's Trustees are responsible for the preparation of the accounts. The charity's Trustees consider that an audit is not required for this period under Section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

It is my responsibility to:

- >examine the accounts under section 145 of the 2011 Act;
- >follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- > state whether particular matters have come to my attention.

Independent Examiner's Statement

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

- * which gives me reasonable cause to believe that in any material respect the requirements:
 - > to keep accounting records in accordance with section 130 and 131 of the 2011 Act; and
 - >to prepare financial statements which accord with the accounting records, Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and in other respects comply with the accounting requirements of the Act have not been met; or
- * to which, in my opinion, attention should be drawn in order to enable a proper understanding of the financial statements to be reached.

Nick Westbury & Co. Limited
Chartered Certified Accountants
The Old Engine Shed
Whettons' Yard, Chapel Street
Bloxham
Banbury
OX15 4NB

22 May 2025

Deddington Housing Association Limited
Statement of Financial Activities or Income Statement
for the year ended 31 March 2025

		2025	24 January
		£	2023 to 31
			March 2024
			£
Income	<i>Rental income</i>	43,518	46,927
	<i>Interest receivable</i>	359	81
		<u>43,877</u>	<u>47,008</u>
Expenditure	<i>On charitable activities</i>	(14,447)	(31,210)
		<u>(14,447)</u>	<u>(31,210)</u>
Net income		<u>29,430</u>	<u>15,798</u>
Reconciliation of funds			
	Total funds brought forward	145,979	130,181
	Total funds carried forward	<u>175,409</u>	<u>145,979</u>

All the company's activities are continuing at the end of the period

Deddington Housing Association Limited
Registered number: 14613820
Statement of Financial Position
as at 31 March 2025

	Notes	2025 £	2024 £
Fixed assets			
Tangible assets	3	134,045	110,019
Current assets			
Debtors	4	3,854	21,826
Cash at bank and in hand		38,448	14,854
		<u>42,302</u>	<u>36,680</u>
Creditors: amounts falling due within one year	5	(938)	(720)
Net current assets		<u>41,364</u>	<u>35,960</u>
Net assets		<u>175,409</u>	<u>145,979</u>
The funds of the charity			
Unrestricted funds		175,409	145,979
Total charity funds		<u>175,409</u>	<u>145,979</u>

The directors are satisfied that the company is entitled to exemption from the requirement to obtain an audit under section 477 of the Companies Act 2006.

The members have not required the company to obtain an audit in accordance with section 476 of the Act.

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

The accounts have been prepared and delivered in accordance with the special provisions applicable to companies subject to the small companies regime. The profit and loss account has not been delivered to the Registrar of Companies.

D B Field
Trustee/Director
Approved by the board of on 22 May 2025

Deddington Housing Association Limited
Notes to the Accounts
for the year ended 31 March 2025

1 Accounting policies

Basis of preparation

The accounts have been prepared 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) (effective 1 January 2015) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

Deddington Housing Association Limited meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy note(s).

In preparing the accounts, the trustees have considered whether in applying the accounting policies required by FRS 102 and the Charities SORP FRS 102 the restatement of comparative items was required. No such restatement was considered necessary.

Income

Income is recognised when the charity has entitlement to the funds, any performance conditions attached to the item(s) of income have been met, it is probable that the income will be received and the amount can be measured reliably.

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the charity; this is normally upon notification of the interest paid or payable by the Bank.

Fund accounting

Unrestricted funds are available to spend on activities that further any of the purposes of charity.

Designated funds are unrestricted funds of the charity which the trustees have decided at their discretion to set aside to use for a specific purpose. Restricted funds are donations which the

Expenditure

Expenditure is recognised once there is a legal or constructive obligation to make a payment to a third party, it is probable that settlement will be required and the amount of the obligation can be measured reliably.

Expenditure on charitable activities includes the costs of activities undertaken to further the purposes of the charity.

Irrecoverable VAT is charged as a part of the expenditure concerned.

Tangible fixed assets

Tangible fixed assets are measured at cost less accumulative depreciation and any accumulative impairment losses. Depreciation is provided on all tangible fixed assets, other than freehold land, at rates calculated to write off the cost, less estimated residual value, of each asset evenly over its expected useful life, as follows:

Leasehold land and buildings

over the lease term

Deddington Housing Association Limited
Notes to the Accounts
for the year ended 31 March 2025

Debtors

Short term debtors are measured at transaction price (which is usually the invoice price), less any impairment losses for bad and doubtful debts. Loans and other financial assets are initially recognised at transaction price including any transaction costs and subsequently measured at amortised cost determined using the effective interest method, less any impairment losses for bad and doubtful debts.

Creditors

Short term creditors are measured at transaction price (which is usually the invoice price). Loans and other financial liabilities are initially recognised at transaction price net of any transaction costs and subsequently measured at amortised cost determined using the effective interest method.

2 Employees

	2025	2024
	Number	Number
Average number of persons employed by the company	<u>0</u>	<u>0</u>

3 Tangible fixed assets

	Land and buildings £
Cost	
At 1 April 2024	110,019
Additions	<u>24,026</u>
At 31 March 2025	<u>134,045</u>
Depreciation	
At 31 March 2025	<u>-</u>
Net book value	
At 31 March 2025	<u>134,045</u>
At 31 March 2024	<u>110,019</u>

4 Debtors

	2025	2024
	£	£
Other debtors	<u>3,854</u>	<u>21,826</u>

5 Creditors: amounts falling due within one year

	2025	2024
	£	£
Other creditors	<u>938</u>	<u>720</u>

Deddington Housing Association Limited
Notes to the Accounts
for the year ended 31 March 2025

6 Unrestricted funds

	<i>General</i> £	<i>Development</i> £	<i>Maintenance</i> £	Total 2025 £	2024 £
At 1 April 2024	126,160	-	19,819	145,979	130,181
Net income	29,430	-	-	29,430	15,798
At 31 March 2025	<u>153,090</u>	<u>2,500</u>	<u>19,819</u>	<u>175,409</u>	<u>145,979</u>

The trustees have designated £19,819 of general funds for the future maintenance of the leasehold premises. The trustees have also designated £2,500 of general funds for development.

7 Taxation

The charity is exempt from tax on income and gains falling within section 505 of the Taxes Act 1988 or section 252 of the Taxation of Chargeable Gains Act 1992 to the extent that these are applied to its charitable objects.

8 Trustees

The charity trustees were not paid or received any other benefits from employment with the charity in the period.

No charity trustee received payment for professional or other services supplied to the charity.

The key management personnel of the charity comprise the trustees. The total employee benefits of the key management personnel of the charity were £nil.

9 Other information

Deddington Housing Association Limited is a private company limited by guarantee and incorporated in England. Its registered office is:

The Old Engine Shed
Whetton's Yard
Chapel Street
Bloxham, Banbury, Oxford
OX15 4NB

Deddington Housing Association Limited
Detailed profit and loss account
for the year ended 31 March 2025

This schedule does not form part of the statutory accounts

	2025	24 January
	£	2023 to 31
		March 2024
	£	£
Income		
Rental income	43,518	46,927
	<hr/>	<hr/>
Expenditure		
Premises costs:		
Rent	1	1
Rates	545	901
Repairs and maintenance	3,262	12,133
Light and heat	4,080	7,388
Insurance	1,504	2,008
Gardening	2,350	3,247
	<hr/>	<hr/>
	11,742	25,678
General administrative expenses:		
Stationery and printing	325	35
Gifts	107	105
Secretarial services	308	-
Insurance	253	642
Hire of premises	152	182
Software	379	-
	<hr/>	<hr/>
	1,524	964
Legal and professional costs:		
Examination fees	786	1,104
Solicitors fees	-	2,740
Other legal and professional	395	724
	<hr/>	<hr/>
	1,181	4,568
	<hr/>	<hr/>
	14,447	31,210
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