

# ANNUAL REPORT

*& Financial Statement*



# Sirona Homes

**Creating lasting change**

1<sup>st</sup> April 2024 – 31<sup>st</sup> March 2025

# TABLE OF CONTENTS

Trustees' Annual Report For The 2023-24 Financial Year.....	3
Message From The Chair Of Our Board of Trustees.....	3
Charitable Objectives .....	5
Our Governance .....	5
Public Benefit .....	5
Our Strategic Aims 2024-25.....	5
Our Strategies .....	6
Meet Our Board Of Trustees .....	6
Company Information.....	7
Structure, Governance and Management .....	7

# TRUSTEES' ANNUAL REPORT FOR THE 2024-25 FINANCIAL YEAR

## Message From the Chair of Our Board of Trustees

It has been a powerful and affirming year for Sirona Homes. As Chair of the Board of Trustees, I am proud to reflect on a year where Sirona's Partnership with Juno Women's Aid has seen their property project move from the purchasing to the occupation phase with those seeking safety and a new beginning. As the potential future registered social landlord for this project seeing our joint vision take root and start to provide tangible refuge for those escaping domestic abuse is an incredibly important milestone.

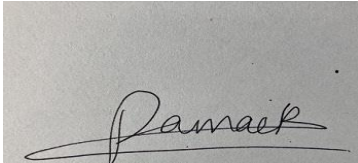
We've continued to strengthen the foundations of our organisation, not least through the development of our Board. Expanding and deepening the expertise and diversity around the trustee table has made us stronger, more accountable, and more ambitious. I'm grateful to my fellow trustees for their commitment and for the shared values that guide us.

Our collaboration with Juno Women's Aid has remained central to our progress. The shared feminist ethos and collective determination between our organisations have enabled us to navigate the practical and strategic challenges of this formative period, while keeping the needs of survivors front and centre.

While some goals, such as progressing the Registered Social Landlord application, have needed to adapt to operational realities, our direction remains clear. Looking ahead, we remain focused on strengthening our governance, preparing for the next stage of our application to become a Registered Social Landlord, and ensuring our homes offer not only safety but dignity, autonomy, and hope.

This work remains as urgent as ever. I am proud of the solid progress we've made and of the women and children we've had the privilege to welcome into our

homes this year. With determination and collaboration, Sirona Homes will continue to be part of the change we want to see: a world where all women, teenagers and children can live free from abuse, in homes that support their recovery and independence.

A handwritten signature in dark ink, appearing to read 'Parrack', with a long horizontal flourish underneath.

Isobel (Crosse) Parrack (Chair of the Board of Trustees)

## Charitable Objectives

The principle objectives of Sirona Homes are:

- the relief of women in need, particularly those in need as a result of experiencing domestic abuse, by the provision of social housing
- the preservation and protection of the good mental and physical health of women escaping domestic abuse, by providing grant funding to charities for projects directly supporting such women and their children.

The Board of Trustees will review its aims, objectives and activities each year. In particular, the Trustees will consider how planned activities will contribute to the aims and objectives they have set.

## Our Governance

Sirona Homes is a Charitable Incorporated Organisation (CIO) registered in November 2023 to eventually provide housing services to properties managed by Juno Women's Aid and to become a Registered Social Landlord.

The only activities which have taken place in 2024-2025 are recruitment and meetings of trustees, agreeing key policies and reviewing the strategic plan. The Constitution has been reviewed a number of times, including a review to amend the terms of office for trustees and chair, and to clarify membership.

The financial statements comply with the charity's Constitution, and the legal framework set out in the Charities Act 2011.

## Public Benefit

The trustees have referred to the Charity Commissioner's general guidance on public benefit when reviewing its aims and objectives and planning future activities.

## Our Strategic Aims 2024-25 - Progress

1. We will commence the process of becoming a Registered Social Landlord: a decision was made by following advice from Winner Trading Ltd<sup>1</sup> to defer application to become an RSL until Sirona could draw on more experience from

---

<sup>1</sup> Winner trading Ltd are acting as the Registered Social Landlord (RSL) under a service level agreement between Winner Trading Ltd, Juno Women's Aid and Social & Sustainable Capital on a property acquisition project. They also advised on the creation of the Sirona CIO and are the advisors on RSL application process. When Sirona Homes becomes an RSL then Winner trading will step back form the relationship and Sirona Homes will take over.

Juno Women's Aid regarding property management. The aim will be carried forward to 2025-26

2. We will review the Constitution to be aligned with that of Juno Women's Aid in relation to trustees: the Constitution was reviewed to take learning and experience from our partner Juno Women's Aid's experience with their Articles of Association. Changes include extending the term of office for trustees and the chair of the Board from one year to three years. The changes will facilitate for instance the work of the link Sirona / Juno trustee and ensure continuity and development time for trustees
3. We will secure independent funding for core costs: funding has been sought from numerous sources however this has been unsuccessful.

#### Our Strategic Aims 2025-26

1. We will commence the foundation stage to prepare for stage one of the application to become a Registered Social Landlord, including agreeing governance and oversight of the process between Juno Women's Aid and Sirona Homes
2. We will commence the first stage of the application process to become a Registered Social Landlord.

### Our Strategies

#### Safeguarding

All trustees go through the Enhanced DBS checks. However, as the charity is not delivering services to individuals as yet, policies in this area will be developed as the charity becomes established.

#### Equality, Diversity and Inclusion

Sirona Homes has a zero tolerance approach to all forms of unlawful discrimination. Policies in this area will be developed as the charity becomes established.

### Meet Our Board Of Trustees

- Isobel Crosse - Chair
- Tracy Tyrrell - Juno / Sirona Link Trustee (resigned December 2024)
- Cheryl Richards (appointed September 2024)

- Christine O'Connor
- Emma Wardle (appointed October 2024)
- Hollie Venn
- Kirsty Welsh

## Company Information

### Registered Offices and Operational Address

Sirona Homes CIO, Suites 1 8 & 9, Heathcote Building, Heathcoat Street, Nottingham, NG1 3AA

The charity opened a CAF bank account in 2025. It does not require an external audit due to the current level of funding.

## Structure, Governance and Management

Sirona Homes CIO was registered with the Charity Commission on 16<sup>th</sup> November 2023. The charity was established under a Constitution which sets out the objects and powers of the charitable incorporated organisation.

The Directors (Members) of Sirona Homes are also charity trustees for the purposes of charity law. Trustees are appointed to serve for a period of three years after which they can be re-appointed for a further two terms of office. A link trustee between Juno Women's Aid and Sirona Homes was appointed however she resigned in December 2024. Both Boards have been unable to fill the vacancy, however the CEO and Governance Manager have been acting as a link for both organisations.

The Board of Trustees is responsible for overseeing the strategic direction and policy of the charity, and delegates the responsibility for the day to day operation to the CEO.

Since April 2024 the Sirona Board held nine meetings.

The Board receives regular reports on the property acquisition project managed by Juno Women's Aid as this will be the basis of the target for Sirona to become a Registered Social Landlord and take over from Winner Trading Ltd in the relationship with Juno and her property service. Themed reports and proposals from the CEO help to ensure decision-making is evidence, risk based and costed.

## Recruitment of Trustees and Training

Sirona Homes recruits' women to the Board of Trustees who have skills, knowledge and commitment to take overall responsibility for the organisation.

All prospective trustees receive information about Sirona Homes, the range of services it is seeking to provide, and its values and ethos. Prospective trustees meet informally with the Governance Manager, and then formally with the Chair of Sirona Homes and another trustee.

On appointment, new trustees are provided with an induction pack which contains:

- Governance Manual
- The legal framework of the charity including the Constitution

A recruitment drive in the spring of 2024 resulted in two new trustees being appointed to the Board. New trustees have attended a 'Being a Trustee' course provided by Nottingham Community and Voluntary Services, as well as the corporate staff induction.

## Financial Review

The charity's total income for 2024-2025 amounted to £0. It has no assets. Total expenditure amounted to £4,157.22. The net incoming resources for the year after unrealised gains/losses amounted to £4,157.22.

The total reserves at 31<sup>st</sup> March 2025 amount to £0.00.

Free reserves at 31<sup>st</sup> March 2025 were £0.00.

## Principal Funding Sources

Sirona Homes has not commenced its work in 2024-2025. Juno Women's Aid created this charity to be a sister organisation, so any staff time provided has been donated at a £0.00 cost.

In 2024-2025, Sirona Home's created a bank account in order to pay governance insurance, IT costs and trustee expenses. A number of unsuccessful fundraising applications were made to provide Sirona with an independent source of income and pay for it's work in the short to medium term to pay for its own costs. It's source of funding for 2024-25 was 100% from Juno Women's Aid.



## Investment Policy

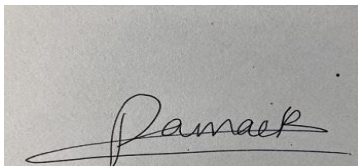
Sirona Homes has power to do anything which is calculated to further its objects or is conducive or incidental to doing so. This includes having power to deposit or invest funds, employ a professional fund-manager, and arrange for the investments or other property of the CIO to be held in the name of a nominee, in the same manner and subject to the conditions as the trustees of a trust are permitted to do by the Trustee Act 2000.

## Trustees' Responsibilities in Relation to the Financial Statements

The Trustees must comply with the requirements of the Charities Act 2011 with regard to the keeping of accounting records, to the preparation and scrutiny of statements of account, and to the preparation of annual reports and returns.

The Constitution required the CIO to hold an annual general meeting (AGM) of the members of the CIO. Sirona CIO Amended its constitution in November 2024 removing the need for an AGM.

This report was approved by the Board of Trustees on 11<sup>th</sup> August 2025 and signed on its behalf by:

A handwritten signature in black ink, appearing to read 'Parrack', is written over a horizontal line.

**Isobel (Crosse) Parrack (Chair of the Board of Trustees)**

# ANNUAL REPORT

*& Financial Statement*



# Sirona Homes

**Creating lasting change**

Charity No. 1205748