

# THE WAR MEMORIAL VILLAGE - DERBY

England & Wales · Charity number 241516

## Details

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**Status** Registered

**Legal form** Charitable company

**Company number** [00469476](#)

**Registered** 1965-04-23

**Register** [View on the Charity Commission register](#)

## Contact

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**Address** 21 Ayr Close  
Spondon  
Derby  
DE21 7GU

**Phone** 01629814796

**Email** [jonathan.smale@warmemorialvillage.co.uk](mailto:jonathan.smale@warmemorialvillage.co.uk)

**Website** [www.wmvd.co.uk](http://www.wmvd.co.uk)

## Activities

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**Objects:** TO ESTABLISH, BUILD, ORGANIZE, REGULATE MANAGE AND CONTROL DWELLINGHOUSES, VILLAGES, SETTLEMENTS, TRAINING CENTRES, EDUCATIONAL AND OTHER INSTITUTIONS FOR THE BENEFIT OF DISABLED MEMBERS AND EX-MEMBERS OF H.M. FORCES AND PERSONS DISABLED WHILST AT WORK AND THEIR RELATIVES AND DEPENDANTS.

**Activities:** The principal activity of the charity is to own, operate and maintain an enclave of high grade individual properties in the City of Derby specifically for the benefit of disabled former members of HM Forces, the Emergency Services and others who from time to time the Trustees shall deem worthy of inclusion

## Classification

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- **How:** Provides Buildings/facilities/open Space
- **What:** Disability, Accommodation/housing, Armed Forces/emergency Service Efficiency
- **Who:** People With Disabilities, Other Defined Groups

## Geography

- **Area of benefit:** UNRESTRICTED
- Derby City
- Derbyshire

## Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£345,738	£282,582	-	-
2024-03-31	£318,534	£242,835	-	-
2023-03-31	£296,920	£259,027	-	-
2022-03-31	£255,199	£322,726	-	-
2021-03-31	£343,996	£238,219	-	-

## Trustees

Name	Role	Appointed
ANDREW WALL MBE		2014-06-17
Glynn Kearney		2019-10-28
Jonathan Smale		2019-10-28
MEL MARTIN		
NORMA BRACEWELL		2017-04-24

**THE WAR MEMORIAL VILLAGE - DERBY**

England & Wales - Charity number 241516

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# Accounts

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**REGISTERED COMPANY NUMBER: 00469476 (England and Wales)**  
**REGISTERED CHARITY NUMBER: 241516**

**REPORT OF THE TRUSTEES AND  
FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2025  
FOR  
THE WAR MEMORIAL VILLAGE-DERBY**

Johnson Tidsall Limited  
Chartered Accountants  
& Statutory Auditor  
81 Burton Road  
Derby  
Derbyshire  
DE1 1TJ

**THE WAR MEMORIAL VILLAGE-DERBY**

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FOR THE YEAR ENDED 31 MARCH 2025**

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## **THE WAR MEMORIAL VILLAGE-DERBY**

### **REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2025**

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The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 31 March 2025. The trustees have adopted the provisions of 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**

##### **Objectives and aims**

The prime objective of the charity is to own, operate and maintain an enclave of high grade housing in the City of Derby specifically for the benefit of disabled former members of HM Forces, the Emergency Services and others whom the trustees shall from time to time deem worthy of inclusion.

In the furtherance of its prime objective the charity strives to:

- provide more general non-residential relief of need for beneficiaries;
- engage in other charitable activity that generates funds to be applied directly in furtherance of the prime objective ;
- cooperate with other charities, ex-service organisations, central and local government authorities, public and private corporations, societies and persons in similar activities; and
- apply the whole of the material and financial resources of the charity, whence-so ever and how-so ever derived.

The charity maintains healthy financial operating and reserve accounts with established banks to secure the aims previously stated. These financial activities are monitored and audited by the charity's accountants and legal advisers.

The charitable company is managed by a board of directors/trustees who are all volunteers while the estate is managed and maintained by our managing agents - Derby Homes Limited - the social housing department of Derby City Council.

##### **Trustees**

All directors/ trustees are volunteers and take no remuneration except the reimbursement of travel expenses and bursary.

##### **Public benefit**

The trustees have given due regard to the guidance on public benefit issued by the Charities Commission when reviewing its aims and objectives and in planning future activities.

As described under objectives and activities, the charity is committed to providing and maintaining high grade social housing in the City of Derby, within the scheme known as The War Memorial Village Derby, specifically for the benefit of disabled former members of HM Forces, the Emergency Services and others whom the trustees shall from time to time deem worthy of inclusion.

The trustees review the activities of the charity against its aims on an ongoing basis and are satisfied that all activities continue to be related to its aims.

## THE WAR MEMORIAL VILLAGE-DERBY

### REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2025

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#### ACHIEVEMENTS AND PERFORMANCE

##### Charitable activities

The board of directors/trustees has maintained the estate in excellent condition through close cooperation with the managing agents, Derby Homes Limited and by prudent management of operating and reserve financial resources. We have established and have been working to a 30-year outline strategy that combines maintenance and redevelopment with detailed budgeted action for the short [in year] and medium terms [ie to 5yrs]. The budget is drafted each year and passed by the board of directors/trustees. Subjected to continuous monitoring by the Chairman and Treasurer, periodic updates including forecast of outturn are presented at each quarterly meeting of directors/trustees.

Much of the year was taken up with plans to transfer the housing stock assets to Derby Homes and to establish a long-term sustainability plan for the village. This is in response to government legislation on Minimum Energy Efficiency Standards (MEES) for social rented homes, which would result in significant costs for the village if it continued its current path. The trustees wish to protect the village by transferring the assets to Derby Homes, who would become responsible for bringing the properties into line with legislation, while maintaining the current allocations policy set out by the charity and keeping the ethos of these properties as homes for veterans of the armed forces.

##### Financial position

The results for the year show a surplus on unrestricted funds of £63,156 (2024: £75,699) and a deficit on restricted funds of £29,232 (2024: deficit £29,232). The overall surplus for the year amounted to £33,924 (2024: £46,467).

Unrestricted funds as at 31 March 2025 totalled £5,155,153 (2024: £5,091,997) of which £3,700,245 related to a property revaluation reserve (2024: £3,710,447).

Restricted funds as at 31 March 2025 totalled £186,961 (2024: £216,193).

##### Principal funding sources

The principal source of funds is the annual revenue secured by rents on the properties which amounted to £342,732 for the year ended 31 March 2025 (2024: £315,182).

Our close relationship with the Derby and Derbyshire Disabled Soldiers Settlement continues and we remain in conversation with them regarding mutual support.

All expenditure, after essential administration and governance costs, is focused on the maintenance and renewal of the estate.

##### Investment policy and objectives

The rental income from our additional property continues to show an ROI of some 7% pa. The remaining cash reserves are lodged with HSBC. The investment strategy remains under continuous audit and review.

##### Valuation of freehold property

The trustees obtained a professional valuation of the charity's freehold property portfolio with an effective valuation date of 12 May 2023. This valued the portfolio at £6.74 million. The assets are currently shown at deemed cost with a net book value of £5.46 million.

The trustees do not intend to change the basis of valuation from deemed cost to revaluation. The professional valuation was undertaken to assess the impact of the phase one rebuild on the property portfolio and to provide an indication to third parties of the potential current value.

## THE WAR MEMORIAL VILLAGE-DERBY

### REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2025

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#### FINANCIAL REVIEW

##### Reserves policy

In accordance with Charity Commission guidelines, the charity has historically targeted a minimum reserve of around 1.3 times annual revenue - this equates to circa £400k.

However, the estates strategy and the concomitant works, including the Phase 1 new build, have required this figure to be kept somewhat flexible. The balance at bank as at 31 March 2025 stood at £368,590 which is below the amount mentioned above due to a strict control of expenditure following the application of funds for the reconstruction costs of Phase 1 which incurred additional costs of £103k, partly due to the adverse effects of the global pandemic.

The charity has no funds in deficit.

##### Going concern

Due to the nature of the charity's activities rents form its property portfolio form the main source of its income.

There has been an increase in rental income in the year ended 31 March 2025 due rent increases and the letting of properties following refurbishment work.

The Trustees closely monitor actual performance against budget and a surplus on unrestricted funds was envisaged for the year due to the careful monitoring of responsive repairs and planned works for properties within the portfolio.

The trustees consider that there are no issues with going concern.

#### FUTURE PLANS

The trustees will continue to pursue the transfer of the village and it's assets subject to legal advice and the correct outcome for the future of the village and it's residents.

#### STRUCTURE, GOVERNANCE AND MANAGEMENT

##### Governing document

The War Memorial Village Derby is governed by its Memorandum and Articles of Association and is a company limited by guarantee. The liability of each member is limited to an amount not exceeding £1.

The Charity has a Board of Trustees which also constitutes the Directors of the Company.

##### Recruitment and appointment of new trustees

Trustees are selected on the basis of specialist knowledge and previous experience in Director/Trustee - type roles, especially within the social housing and military sectors.

Potential Director/Trustees are interviewed by the serving Board and election is by in-office Director/Trustees based on merit and professional contribution of the candidate.

##### Induction and training of new trustees

The Trustees regularly convene a governance seminar delivered by an independent subject matter expert for the purpose of updating the knowledge base with regard to latest changes in Charities and Companies legislation and to discuss good practice.

##### Wider network

The charity maintains a close relationship with ex-service organisations through local representatives.

The charity maintains a close relationship with the Derby and Derbyshire Disabled Soldiers' Settlement for the purpose of alleviating distress via financial assistance locally.

##### Risk management

The trustees have a duty to identify and review the risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error.

The Board has in place a risk management policy and regularly assesses operating and financial risks advised by the managing agents - Derby Homes Limited.

## THE WAR MEMORIAL VILLAGE-DERBY

### REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2025

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#### REFERENCE AND ADMINISTRATIVE DETAILS

**Registered Company number**  
00469476 (England and Wales)

**Registered Charity number**  
241516

**Registered office**  
81 Burton Road  
Derby  
Derbyshire  
DE1 1TJ

#### Trustees

Harvey Jennings	Retired 21/11/25
John Jennings	Retired 21/11/25
Jonathan Smale	Treasurer
Norma Bracewell	
Micky Doyle	Retired 21/11/25
Glynn Kearney	Appointed Vice Chair 21/11/25
Mel Martin	Appointed Chair 21/11/25
Ross McCristal	Resigned 20/08/24
Andrew Wall	

The Mayor of Derby is the President of the charity and is an Ex-Officio by invitation.

**Company Secretary**  
H Jennings

#### Auditors

Johnson Tidsall Limited  
Chartered Accountants  
& Statutory Auditor  
81 Burton Road  
Derby  
Derbyshire  
DE1 1TJ

#### Bankers

HSBC  
Victory Road  
Derby  
Derbyshire  
DE24 9HX

#### Solicitors

Freeth Cartwright  
Cardinal Square  
10 Nottingham Road  
Derby  
DE1 3QT

#### Bankers

Charity Bank Limited  
Fosse House  
182 High Street  
Tonbridge  
TN9 1BE

## THE WAR MEMORIAL VILLAGE-DERBY

### REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2025

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#### REFERENCE AND ADMINISTRATIVE DETAILS

Mr Jonathan Smale and Mr Harvey Jennings were responsible for the for the day to day management of the charity throughout the year.

Mr Mel Martin assumed the position of Chair on 21/11/2025 and has been working alongside Mr Jonathan Smale from this date.

#### EVENTS SINCE THE END OF THE YEAR

Information relating to events since the end of the year is given in the notes to the financial statements.

#### STATEMENT OF TRUSTEES' RESPONSIBILITIES

The trustees (who are also the directors of War Memorial Village-Derby(The) for the purposes of company law) are responsible for preparing the Report of the Trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the trustees to prepare financial statements for each financial year. Under that law, the trustees have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law).

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 the income and expenditure, of the charitable company for that period. In preparing those financial statements, the trustees are required to

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- 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 which disclose with reasonable accuracy at any time the financial position of the charitable company and to 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.

In so far as the trustees are aware:

- there is no relevant audit information of which the charitable company's auditors are unaware; and
- the trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditors are aware of that information.

This report has been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

Approved by order of the board of trustees on 29<sup>th</sup> Jan 2026 and signed on its behalf by:



M Martin - Trustee

## REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF THE WAR MEMORIAL VILLAGE-DERBY

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### Opinion

We have audited the financial statements of War Memorial Village-Derby(The) (the 'charitable company') for the year ended 31 March 2025 which comprise the Statement of Financial Activities, the Balance Sheet and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 March 2025 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

### Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the charitable company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

### Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charitable company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

### Other information

The trustees are responsible for the other information. The other information comprises the information included in the Annual Report, other than the financial statements and our Report of the Independent Auditors thereon.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

### Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Report of the Trustees for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Report of the Trustees has been prepared in accordance with applicable legal requirements.

## **REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF THE WAR MEMORIAL VILLAGE-DERBY**

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### **Matters on which we are required to report by exception**

In the light of the knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the Report of the Trustees.

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the trustees were not entitled to take advantage of the small companies exemption from the requirement to prepare a Strategic Report or in preparing the Report of the Trustees.

### **Responsibilities of trustees**

As explained more fully in the Statement of Trustees' Responsibilities, the trustees (who are also the directors of the charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charitable company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

## REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF THE WAR MEMORIAL VILLAGE-DERBY

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### **Our responsibilities for the audit of the financial statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue a Report of the Independent Auditors that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

In identifying and assessing the risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, we considered the following:

- The nature and control environment of the charity
- Our discussions with management and governance including whether they had knowledge of any actual, suspected or alleged fraud
- The internal controls to mitigate the risks of fraud

Following our review, we have identified the following areas which are deemed to have the greatest potential for fraud or material misstatement within the financial statements:

- The recognition of rental income
- Third party confirmation of ownership of title to freehold property
- Calculation of depreciation in accordance with the accounting policy
- Work carried out by agents in relation to property maintenance
- The risk of management override

We also considered any laws and regulations that were central to the operation of the charity including charity law and employment law.

The following procedures were undertaken in respect of the risks where we identified the potential for material misstatement:

- Detailed rental summaries per property, including rentals in arrears and paid in advance, were obtained from agents. A control account was prepared and total income was reconciled to the financial statements. Rent increases were agreed to trustees' meeting minutes.
- A sample of properties were tested to tenancy agreements and weekly rents agreed.
- Ownership of all freehold properties individually detailed in the charitable company's portfolio was confirmed with HM Land Registry.
- Depreciation calculations based on component accounting in respect of existing properties and the new build under Phase 1 were tested to the accounting policy which was reviewed by testing to the requirements of the Decent Homes Standard.
- Detailed schedules of work carried out per property by acting agents for the charitable company were reviewed and costs agreed to amounts paid quarterly by the charity with emphasis on non-routine expenditure requiring trustee approval. A sample of maintenance transactions were tested to the service provider's system.

## REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF THE WAR MEMORIAL VILLAGE-DERBY

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- No journal entries were posted by the charity. During our audit we considered any large, unusual or transactions outside the normal course of business which were highlighted as a result of our testing.

- We reviewed the minutes of trustees' meetings and controls put in place by the board of trustees including a review of their risk assessment.

- At the planning stage we discussed with management any laws and regulations which were central to the operation of the charity.

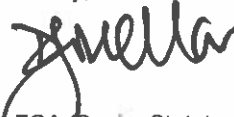
-The financial statements were reviewed alongside our disclosure checklists to identify any unusual or unexpected relationships or any areas of non-compliance. Discussions were held with management where it was considered additional disclosures were required.

- We remained alert to any indications of fraud, material misstatement or non-compliance with laws and regulations throughout the audit including those relating to the financial statements.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our Report of the Independent Auditors.

### Use of our report

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charitable company's members those matters we are required to state to them in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charitable company and the charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.



David Mellor FCA (Senior Statutory Auditor)  
for and on behalf of Johnson Tidsall Limited  
Chartered Accountants  
& Statutory Auditor  
81 Burton Road  
Derby  
Derbyshire  
DE1 1TJ

Date: ..... 29/01/2026 .....

**THE WAR MEMORIAL VILLAGE-DERBY**

**STATEMENT OF FINANCIAL ACTIVITIES  
(INCORPORATING AN INCOME AND EXPENDITURE ACCOUNT)  
FOR THE YEAR ENDED 31 MARCH 2025**

	Notes	Unrestricted funds £	Restricted funds £	2025 Total funds £	2024 Total funds £
<b>INCOME AND ENDOWMENTS FROM</b>					
Donations and legacies	3	17	-	17	695
<b>Charitable activities</b>					
Housing services	5	342,732	-	342,732	315,182
Investment income	4	2,989	-	2,989	2,657
<b>Total</b>		<b>345,738</b>	<b>-</b>	<b>345,738</b>	<b>318,534</b>
<b>EXPENDITURE ON</b>					
Charitable activities	6				
Housing services		282,582	29,232	311,814	272,067
<b>NET INCOME/(EXPENDITURE)</b>		<b>63,156</b>	<b>(29,232)</b>	<b>33,924</b>	<b>46,467</b>
<b>RECONCILIATION OF FUNDS</b>					
Total funds brought forward		5,091,997	216,193	5,308,190	5,261,723
<b>TOTAL FUNDS CARRIED FORWARD</b>		<b>5,155,153</b>	<b>186,961</b>	<b>5,342,114</b>	<b>5,308,190</b>

The notes form part of these financial statements

**BALANCE SHEET**  
**31 MARCH 2025**

	Notes	Unrestricted funds £	Restricted funds £	2025 Total funds £	2024 Total funds £
<b>FIXED ASSETS</b>					
Tangible assets	13	5,315,547	183,072	5,498,619	5,520,258
<b>CURRENT ASSETS</b>					
Debtors	14	41,816	-	41,816	26,486
Cash at bank		<u>364,701</u>	<u>3,889</u>	<u>368,590</u>	<u>336,151</u>
		406,517	3,889	410,406	362,637
<b>CREDITORS</b>					
Amounts falling due within one year	15	<u>(72,333)</u>	-	<u>(72,333)</u>	<u>(60,856)</u>
<b>NET CURRENT ASSETS</b>		<u>334,184</u>	<u>3,889</u>	<u>338,073</u>	<u>301,781</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		5,649,731	186,961	5,836,692	5,822,039
<b>CREDITORS</b>					
Amounts falling due after more than one year	16	<u>(494,578)</u>	-	<u>(494,578)</u>	<u>(513,849)</u>
<b>NET ASSETS</b>		<u>5,155,153</u>	<u>186,961</u>	<u>5,342,114</u>	<u>5,308,190</u>
<b>FUNDS</b>	19				
Unrestricted funds				5,155,153	5,091,997
Restricted funds				<u>186,961</u>	<u>216,193</u>
<b>TOTAL FUNDS</b>				<u>5,342,114</u>	<u>5,308,190</u>

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

The financial statements were approved by the Board of Trustees and authorised for issue on .....  
and were signed on its behalf by:

*29<sup>th</sup> Jan 2026*



M Martin - Trustee

The notes form part of these financial statements

## THE WAR MEMORIAL VILLAGE-DERBY

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

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#### 1. STATUTORY INFORMATION

The War Memorial Village - Derby is a charitable company, registered in England and Wales. The charitable company's registered company number, registered charity number, registered office address and business address can be found in the reference and administrative details of the Report of the Trustees.

The presentation currency of the financial statements is the Pound Sterling £.

#### 2. ACCOUNTING POLICIES

##### **Basis of preparing the financial statements**

The financial statements of the charitable company, 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 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006. The financial statements have been prepared under the historical cost convention, as modified by the revaluation of certain assets.

##### **Going concern**

During the year the trustees of the War Memorial Village Derby have been in negotiation with Derby Homes Limited, the charity's rent and property maintenance service provider, regarding a proposed transfer to Derby Homes Limited of the assets and operations of the War Memorial Village Derby.

This was scheduled to take place during 2025, however, this has been delayed and there is no clear date as to when the transfer will take place.

Refer to the note in these financial statements on Post Balance Sheet Events.

##### **Significant judgements and 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 if revision only affects that period, or in the period of the revision and future periods if the revision affects both current and future periods.

The following judgements and estimates have been made in the process of applying the charitable company's accounting policies that have had the most significant effect on amounts recognised in the financial statements:

Depreciation - the useful life of freehold properties, which are housing properties, is based on component accounting. Estimates are calculated on historic experience and current expectations of useful life.

##### **Financial reporting standard 102 - reduced disclosure exemptions**

The charitable company has taken advantage of the following disclosure exemption in preparing these financial statements, as permitted by FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland':

- the requirements of Section 7 Statement of Cash Flows.

##### **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.

For donations to be recognised the charity will have been notified of the amounts and the settlement date. If there are conditions attached to the donation and this requires a level of performance before entitlement can be obtained, then income is deferred until those conditions are fully met or the fulfilment of those conditions is within the control of the charity and it is probable that they will be fulfilled.

Income from charitable activities includes income earned from rents. Income is received in exchange for supplying services in order to raise funds and is recognised when entitlement has occurred.

## THE WAR MEMORIAL VILLAGE-DERBY

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

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#### 2. ACCOUNTING POLICIES - continued

##### Income

Income from trading activities includes income earned from fundraising events and trading activities to raise funds for the charity. Income is received in exchange for supplying goods and services in order to raise funds and is recognised when entitlement has occurred.

Investment income is earned through holding assets for investment purposes such as bank deposit accounts. It relates to bank interest. Interest income is recognised using the effective interest method and income is recognised as the charity's right to receive payment is established.

##### Debtors

Other debtors are recognised at the settlement amount due less any discount. Prepayments are valued at the amount prepaid.

##### 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.

##### Creditors

Creditors 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 or estimated reliably. Creditors are recognised at their settlement amount.

##### Governance costs

Governance costs comprise all costs involving the public accountability of the charity and include the reimbursement of trustees' expenses and costs related to the statutory audit.

##### Allocation and apportionment of costs

The costs of the charity have been apportioned on the basis of the amount spent on the main activity of the charity which is the provision of housing services.

##### Intangible assets

Amortisation is calculated so as to write off the cost of an asset, less its estimated residual value, over the useful economic life of that asset as follows:

Computer software re Website - over 5 years straight line

##### Tangible fixed assets

Freehold properties were reflected at valuation on 31 March 2014. Under FRS 102 the trustees have elected to reflect the freehold at deemed cost. Tangible fixed assets are now stated at cost or deemed cost less accumulated depreciation. Cost includes costs directly attributable to making the asset capable of operating as intended.

Freehold properties, which are housing properties, are split between the structure and those major components which require periodic replacement. Replacement or restoration of such major components is capitalised and depreciated over the average estimated useful life, The War Memorial Village Derby's asset management strategy and the requirements of the Decent Homes Standard.

Depreciation is charged over the expected useful economic lives of each component as follows:

	Years
Structure	100
Roof	50
Windows and doors	30
Kitchens and bathrooms	25

## THE WAR MEMORIAL VILLAGE-DERBY

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

---

#### 2. ACCOUNTING POLICIES - continued

Depreciation is charged over the expected useful economic lives of each component as follows:

	Years
Structure	100
Roof	50
Windows and doors	30
Kitchens and bathrooms	25

#### **Tangible fixed assets**

Mechanical services	20
Heating and plumbing	25
Fit out costs	25
Solar panels	60
Electrical wiring	40

A transfer is made from the revaluation reserve to the income and expenditure account equal to the difference between depreciation for the year calculated on the basis of the historical cost and the actual depreciation charge which is calculated using the revalued amounts.

In addition, depreciation is provided at an annual rate on the following assets:

Improvements to property	4% straight line
Fixtures and fittings	20% straight line
Computer equipment	25% straight line

#### **Taxation**

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

#### **Fund accounting**

The charity has both restricted and unrestricted funds. All funds are used to benefit and promote the charitable objects of the charity.

Unrestricted funds are general funds which are available for use at the discretion of the trustees in furtherance of the general objectives of the charity and which have not been designated for other purposes.

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 restricted fund is included in the notes to the financial statements.

#### **Financial instruments**

Financial instruments are classified and accounted for, according to the substance of the contractual arrangement, as either financial assets, financial liabilities or equity instruments. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

#### 3. DONATIONS AND LEGACIES

	2025	2024
	£	£
Donations	<u>17</u>	<u>695</u>

## THE WAR MEMORIAL VILLAGE-DERBY

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

<b>4. INVESTMENT INCOME</b>		<b>2025</b>	<b>2024</b>
		£	£
Deposit account interest		<u>2,989</u>	<u>2,657</u>
<b>5. INCOME FROM CHARITABLE ACTIVITIES</b>		<b>2025</b>	<b>2024</b>
	Activity	£	£
Rental income	Housing services	<u>342,732</u>	<u>315,182</u>
<b>6. CHARITABLE ACTIVITIES COSTS</b>			
	Direct Costs (see note 7)	Support costs (see note 8)	Totals
	£	£	£
Housing services	<u>303,744</u>	<u>8,070</u>	<u>311,814</u>
<b>7. DIRECT COSTS OF CHARITABLE ACTIVITIES</b>		<b>2025</b>	<b>2024</b>
		£	£
Trustees' expenses		1,830	2,300
Rates and water		8,582	1,645
Service costs		66,717	42,235
Grounds maintenance		22,107	19,387
Management fee		48,662	45,605
Rents		6,000	6,000
Insurance		12,697	11,280
Data processing		120	634
Legal and professional		7,500	5,400
General costs		170	200
Bank charges		63	68
Bad debts		121	(206)
Internet hosting		450	496
Depreciation		88,146	90,232
Interest payable and similar charges		<u>40,579</u>	<u>41,736</u>
		<u>303,744</u>	<u>267,012</u>

## THE WAR MEMORIAL VILLAGE-DERBY

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

#### 8. SUPPORT COSTS

	Governance costs
	£
Housing services	<u>8,070</u>

Support costs, included in the above, are as follows:

#### Governance costs

	2025 Housing services £	2024 Total activities £
Trustees' expenses	-	306
Auditors' remuneration	7,980	4,710
Accountancy and legal fees	<u>90</u>	<u>39</u>
	<u>8,070</u>	<u>5,055</u>

#### 9. NET INCOME/(EXPENDITURE)

Net income/(expenditure) is stated after charging/(crediting):

	2025 £	2024 £
Auditors' remuneration	8,070	4,710
Depreciation - owned assets	88,146	88,132
Computer software amortisation	<u>-</u>	<u>2,100</u>

#### 10. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 March 2025 nor for the year ended 31 March 2024.

During the year the following honoraria were paid to two trustees to cover expenses incurred by them during the year.

Mr H Jennings - Chairman £1,500 (2024: £1,500)  
Mr J Smale - Treasurer £500 (2024: £800)

Two (2024: two) properties within the War Memorial Village Derby are let to the following trustees. The rents are commensurate with similar properties within the village.

Trustee	Annual rental 2025 £	Annual rental 2024 £
M Doyle	6,258	5,770
M Martin	<u>6,453</u>	<u>5,953</u>
Total	<u>12,711</u>	<u>11,723</u>

**THE WAR MEMORIAL VILLAGE-DERBY**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 MARCH 2025**

**10. TRUSTEES' REMUNERATION AND BENEFITS - continued**

**Trustees' expenses**

	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>
Trustees' expenses	<u><b>1,830</b></u>	<u><b>2,606</b></u>

Travelling expenses totalling £nil (2024: £306) were reimbursed to nil (2023: one) trustee.

**11. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES**

	Unrestricted funds £	Restricted funds £	Total funds £
<b>INCOME AND ENDOWMENTS FROM</b>			
Donations and legacies	695	-	695
<b>Charitable activities</b>			
Housing services	315,182	-	315,182
Investment income	<u>2,657</u>	-	<u>2,657</u>
<b>Total</b>	<u><b>318,534</b></u>	-	<u><b>318,534</b></u>
<b>EXPENDITURE ON</b>			
<b>Charitable activities</b>			
Housing services	<u>242,835</u>	<u>29,232</u>	<u>272,067</u>
<b>NET INCOME/(EXPENDITURE)</b>	75,699	(29,232)	46,467
<b>RECONCILIATION OF FUNDS</b>			
Total funds brought forward	<u>5,016,298</u>	<u>245,425</u>	<u>5,261,723</u>
<b>TOTAL FUNDS CARRIED FORWARD</b>	<u><b>5,091,997</b></u>	<u><b>216,193</b></u>	<u><b>5,308,190</b></u>

**12. INTANGIBLE FIXED ASSETS**

	Computer software £
<b>COST</b>	
At 1 April 2024 and 31 March 2025	<u><b>10,500</b></u>
<b>AMORTISATION</b>	
At 1 April 2024 and 31 March 2025	<u><b>10,500</b></u>
<b>NET BOOK VALUE</b>	
At 31 March 2025	<u><b>-</b></u>
At 31 March 2024	<u><b>-</b></u>

## THE WAR MEMORIAL VILLAGE-DERBY

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

#### 13. TANGIBLE FIXED ASSETS

	Freehold property £	Improvements to property £	Fixtures and fittings £	Computer equipment £	Totals £
<b>COST</b>					
At 1 April 2024	6,078,313	43,280	20,237	2,978	6,144,808
Additions	<u>66,507</u>	-	-	-	<u>66,507</u>
At 31 March 2025	<u>6,144,820</u>	<u>43,280</u>	<u>20,237</u>	<u>2,978</u>	<u>6,211,315</u>
<b>DEPRECIATION</b>					
At 1 April 2024	594,848	8,576	18,160	2,966	624,550
Charge for year	<u>84,911</u>	<u>1,732</u>	<u>1,491</u>	<u>12</u>	<u>88,146</u>
At 31 March 2025	<u>679,759</u>	<u>10,308</u>	<u>19,651</u>	<u>2,978</u>	<u>712,696</u>
<b>NET BOOK VALUE</b>					
At 31 March 2025	<u>5,465,061</u>	<u>32,972</u>	<u>586</u>	<u>-</u>	<u>5,498,619</u>
At 31 March 2024	<u>5,483,465</u>	<u>34,704</u>	<u>2,077</u>	<u>12</u>	<u>5,520,258</u>

Included in cost or valuation of land and buildings is freehold land of £2,525,547 (2024 - £2,525,547) which is not depreciated.

Freehold properties within The War Memorial Village Derby portfolio were valued by a firm of commercial property consultants and land agents as at 31 March 2014 in accordance with the RICS Valuation - Professional Standards on the basis of market value with vacant possession specific for Social Housing. On transition to FRS102 this valuation was elected as deemed cost for the asset portfolio.

In May 2023 the trustees obtained a professional valuation of the The War Memorial Village properties. This has not been included in these financial statements but values the properties at £6.7 million which is in excess of the deemed cost.

The historical cost of housing properties less depreciation is £2,331,593 (2024: £2,290,563).

#### 14. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025 £	2024 £
Other debtors	39,667	24,536
Prepayments	<u>2,149</u>	<u>1,950</u>
	<u>41,816</u>	<u>26,486</u>

## THE WAR MEMORIAL VILLAGE-DERBY

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

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#### 15. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025	2024
	£	£
Bank loans and overdrafts (see note 17)	19,473	18,174
Other creditors	38,008	33,847
Accruals and deferred income	14,852	8,835
	<u>72,333</u>	<u>60,856</u>

Other creditors as at 31 March 2025 include final costs, including retentions, of phase 1 of the new build completed by 31.03.2022 of £29,989 (2024:£29,989).

#### 16. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	2025	2024
	£	£
Bank loans (see note 17)	<u>494,578</u>	<u>513,849</u>

#### 17. LOANS

An analysis of the maturity of loans is given below:

	2025	2024
	£	£
Amounts falling due within one year on demand:		
Bank loans	<u>19,473</u>	<u>18,174</u>
Amounts falling due between two and five years:		
Bank loans - 2-5 years	<u>93,025</u>	<u>86,819</u>
Amounts falling due in more than five years:		
Repayable by instalments:		
Bank loans more 5 yr by instal	<u>401,553</u>	<u>427,030</u>

The bank loan is secured by a first legal charge dated 20 December 2019 over all freehold property known as land on the north side of Sinfin Road, Shelton Lock, Derby.

Bank loan terms of repayment are December 2039 and interest is payable at 2.75% above base rate on the principal amount. If this falls below 0% then the floor is 0%.

#### 18. SECURED DEBTS

The following secured debts are included within creditors:

	2025	2024
	£	£
Bank loans	<u>514,051</u>	<u>532,023</u>

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**THE WAR MEMORIAL VILLAGE-DERBY**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 MARCH 2025**

**19. MOVEMENT IN FUNDS**

	At 1/4/24 £	Net movement in funds £	Transfers between funds £	At 31/3/25 £
<b>Unrestricted funds</b>				
General fund	1,381,550	63,156	10,202	1,454,908
Revaluation fund	<u>3,710,447</u>	-	<u>(10,202)</u>	<u>3,700,245</u>
	5,091,997	63,156	-	5,155,153
<b>Restricted funds</b>				
Welfare fund	3,889	-	-	3,889
Property redevelopment	<u>212,304</u>	<u>(29,232)</u>	-	<u>183,072</u>
	<u>216,193</u>	<u>(29,232)</u>	-	<u>186,961</u>
<b>TOTAL FUNDS</b>	<u>5,308,190</u>	<u>33,924</u>	-	<u>5,342,114</u>

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
<b>Unrestricted funds</b>			
General fund	345,738	(282,582)	63,156
<b>Restricted funds</b>			
Property redevelopment	-	(29,232)	(29,232)
<b>TOTAL FUNDS</b>	<u>345,738</u>	<u>(311,814)</u>	<u>33,924</u>

**Comparatives for movement in funds**

	At 1/4/23 £	Net movement in funds £	Transfers between funds £	At 31/3/24 £
<b>Unrestricted funds</b>				
General fund	1,295,649	75,699	10,202	1,381,550
Revaluation fund	<u>3,720,649</u>	-	<u>(10,202)</u>	<u>3,710,447</u>
	5,016,298	75,699	-	5,091,997
<b>Restricted funds</b>				
Welfare fund	3,889	-	-	3,889
Property redevelopment	<u>241,536</u>	<u>(29,232)</u>	-	<u>212,304</u>
	<u>245,425</u>	<u>(29,232)</u>	-	<u>216,193</u>
<b>TOTAL FUNDS</b>	<u>5,261,723</u>	<u>46,467</u>	-	<u>5,308,190</u>

## THE WAR MEMORIAL VILLAGE-DERBY

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

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#### 19. MOVEMENT IN FUNDS - continued

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
<b>Unrestricted funds</b>			
General fund	318,534	(242,835)	75,699
<b>Restricted funds</b>			
Property redevelopment	-	(29,232)	(29,232)
<b>TOTAL FUNDS</b>	<u>318,534</u>	<u>(272,067)</u>	<u>46,467</u>

Restricted funds comprise:

#### **Welfare fund**

Relates to a donation from the Royal British Legion Allenton being a small relief fund for the welfare of disadvantaged servicemen and ex- servicemen.

#### **Redevelopment fund**

The fund relates to the allocation of Right to Buy receipts as grant funding from Derby City Council. The grant is for the replacement of unsuitable properties and the provision of new homes.

#### **Transfers between funds**

A transfer is made from the revaluation reserve to the income and expenditure account equal to the difference between the depreciation charge for the year calculated on the basis of historical cost and the actual depreciation charge which is calculated using the revalued amounts.

#### 20. OTHER FINANCIAL COMMITMENTS

As at 31 March 2025 the charity had financial commitments of £54,000 (2024: £60,000) in respect of rents on leasehold properties. The commitment represents rents for the term of the lease which expires in 2034.

#### 21. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 March 2025.

#### 22. POST BALANCE SHEET EVENTS

During the year the trustees sought legal advice regarding a proposed transfer of the assets and operations of the charity to its service provider Derby Homes Limited. This decision was reached due to the current trustees' wish to retire.

The proposals put forward are subject to due diligence checks and include clearance by the Charity Commission and it is not yet clear what the date of the transfer will be.

Derby Homes is an Arm's Length Management Organisation (ALMO) and is a 100% owned subsidiary of Derby City Council.

**THE WAR MEMORIAL VILLAGE-DERBY**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 MARCH 2025**

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**23. ULTIMATE CONTROLLING PARTY**

The charitable company is controlled by its Board of Trustee

**THE WAR MEMORIAL VILLAGE - DERBY**

England & Wales - Charity number 241516

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# Accounts

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**REGISTERED COMPANY NUMBER: 00469476 (England and Wales)**  
**REGISTERED CHARITY NUMBER: 241516**

**REPORT OF THE TRUSTEES AND  
FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2024  
FOR  
THE WAR MEMORIAL VILLAGE-DERBY**

**THE WAR MEMORIAL VILLAGE-DERBY**

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FOR THE YEAR ENDED 31 MARCH 2024**

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# THE WAR MEMORIAL VILLAGE-DERBY

## REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2024

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The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 31 March 2024. The trustees have adopted the provisions of 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

#### Objectives and aims

The prime objective of the charity is to own, operate and maintain an enclave of high grade housing in the City of Derby specifically for the benefit of disabled former members of HM Forces, the Emergency Services and others whom the trustees shall from time to time deem worthy of inclusion.

In the furtherance of its prime objective the charity strives to:

- provide more general non-residential relief of need for beneficiaries;
- engage in other charitable activity that generates funds to be applied directly in furtherance of the prime objective ;
- cooperate with other charities, ex-service organisations, central and local government authorities, public and private corporations, societies and persons in similar activities; and
- apply the whole of the material and financial resources of the charity, whence-so ever and how-so ever derived.

The charity maintains healthy financial operating and reserve accounts with established banks to secure the aims previously stated. These financial activities are monitored and audited by the charity's accountants and legal advisers.

The charitable company is managed by a board of directors/trustees who are all volunteers while the estate is managed and maintained by our managing agents - Derby Homes Limited - the social housing department of Derby City Council.

#### Trustees

All directors/ trustees are volunteers and take no remuneration except the reimbursement of travel expenses and bursary.

#### Public benefit

The trustees have given due regard to the guidance on public benefit issued by the Charities Commission when reviewing its aims and objectives and in planning future activities.

As described under objectives and activities, the charity is committed to providing and maintaining high grade social housing in the City of Derby, within the scheme known as The War Memorial Village Derby, specifically for the benefit of disabled former members of HM Forces, the Emergency Services and others whom the trustees shall from time to time deem worthy of inclusion.

The trustees review the activities of the charity against its aims on an ongoing basis and are satisfied that all activities continue to be related to its aims.

### ACHIEVEMENT AND PERFORMANCE

#### Charitable activities

The board of directors/trustees has maintained the estate in excellent condition through close cooperation with the managing agents, Derby Homes Limited and by prudent management of operating and reserve financial resources. We have established and have been working to a 30-year outline strategy that combines maintenance and redevelopment with detailed budgeted action for the short [in year] and medium terms [ie to 5yrs]. The budget is drafted each year and passed by the board of directors/trustees. Subjected to continuous monitoring by the Chairman and Treasurer, periodic updates including forecast of outturn are presented at each quarterly meeting of directors/trustees.

Much of the year was taken up by the debate between the trustees on the effects of the Pandemic, forthcoming changes in legislation both in 2025 and 2030 which will require significant investment and the future of the village, and its residents was paramount. Although the charity has recovered from the Pandemic in purely financial terms, the loss of the income during COVID and subsequent "catch up" with maintenance issues with the only income being received by the charity being the rental income it was clear that the future of the village could not be sustained in its current format. Having taken advice from our solicitors the trustees have decided to pursue the most viable option which preserves the War Memorial Village and protects its residents into the forthcoming year and the trustees will base their decision on any future negotiations.

# THE WAR MEMORIAL VILLAGE-DERBY

## REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2024

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### FINANCIAL REVIEW

#### Financial position

The results for the year show a surplus on unrestricted funds of £75,699 (2023: £67,125) and a deficit on restricted funds of £29,232 (2023: deficit £29,232). The overall surplus for the year amounted to £46,467 (2023: £37,893).

Unrestricted funds as at 31 March 2024 totalled £5,091,997 (2023: £5,016,298) of which £3,710,447 related to a property revaluation reserve (2023: £3,720,649).

Restricted funds as at 31 March 2024 totalled £216,193 (2023: £245,425).

#### Principal funding sources

The principal source of funds is the annual revenue secured by rents on the properties which amounted to £315,182 for the year ended 31 March 2024 (2023: £293,862).

Our close relationship with the Derby and Derbyshire Disabled Soldiers Settlement continues and we remain in conversation with them regarding mutual support.

All expenditure, after essential administration and governance costs, is focused on the maintenance and renewal of the estate.

#### Investment policy and objectives

Cash reserves are lodged with HSBC. The investment strategy remains under continuous audit and review.

#### Valuation of freehold property

The trustees obtained a professional valuation of the charity's freehold property portfolio with an effective valuation date of 12 May 2023. This valued the portfolio at £6.74 million. The assets are currently shown at deemed cost with a net book value of £5.48 million.

The trustees do not intend to change the basis of valuation from deemed cost to revaluation. The professional valuation was undertaken to assess the impact of the phase one rebuild on the property portfolio and to provide an indication to third parties of the potential current value.

#### Reserves policy

In accordance with Charity Commission guidelines, the charity has historically targeted a minimum reserve of around 1.3 times annual revenue - this equates to circa £415k.

However, the estates strategy and the concomitant works, including the Phase 1 new build, have required this figure to be kept somewhat flexible. The balance at bank as at 31 March 2024 stood at £336,151 which is below the amount mentioned above and reflects a strict control of expenditure following the application of funds for the reconstruction costs of Phase 1 which incurred additional costs of £103k, partly due to the adverse effects of the global pandemic. The charity has no funds in deficit.

#### Going concern

Due to the nature of the charity's activities rents from its property portfolio form the main source of its income.

There has been an increase in rental income in the year ended 31 March 2024 due to rent increases and the letting of properties following refurbishment work.

The Trustees closely monitor actual performance against budget and a surplus on unrestricted funds was envisaged for the year due to the careful monitoring of responsive repairs and planned works for properties within the portfolio.

### FUTURE PLANS

The trustees are currently in negotiations with Derby Homes Limited regarding the transfer of the village and its assets. They are considering options available subject to legal advice and the correct outcome for the future of the village and its residents. This is likely to take place sometime in 2025 after due diligence checks and agreement of the proposed transfer with the Charity Commission.

# THE WAR MEMORIAL VILLAGE-DERBY

## REPORT OF THE TRUSTEES

### FOR THE YEAR ENDED 31 MARCH 2024

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#### STRUCTURE, GOVERNANCE AND MANAGEMENT

##### Governing document

The War Memorial Village Derby is governed by its Memorandum and Articles of Association and is a company limited by guarantee. The liability of each member is limited to an amount not exceeding £1.

The Charity has a Board of Trustees which also constitutes the Directors of the Company

##### Recruitment and appointment of new trustees

Trustees are selected on the basis of specialist knowledge and previous experience in Director/Trustee - type roles, especially within the social housing and military sectors.

Potential Director/Trustees are interviewed by the serving Board and election is by in-office Director/Trustees based on merit and professional contribution of the candidate.

##### Induction and training of new trustees

The Trustees regularly convene a governance seminar delivered by an independent subject matter expert for the purpose of updating the knowledge base with regard to latest changes in Charities and Companies legislation and to discuss good practice.

##### Wider network

The charity maintains a close relationship with ex-service organisations through local representatives.

The charity maintains a close relationship with the Derby and Derbyshire Disabled Soldiers' Settlement for the purpose of alleviating distress via financial assistance locally.

##### Risk management

The trustees have a duty to identify and review the risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error.

The Board has in place a risk management policy and regularly assesses operating and financial risks advised by the managing agents - Derby Homes Limited.

#### REFERENCE AND ADMINISTRATIVE DETAILS

##### Registered Company number

00469476 (England and Wales)

##### Registered Charity number

241516

##### Registered office

81 Burton Road  
Derby  
Derbyshire  
DE1 1TJ

##### Trustees

Harvey Jennings	Chairman
John Jennings	Vice Chairman
Jonathan Smale	Treasurer
Norma Bracewell	
Micky Doyle	
Glynn Kearney	
Mel Martin	
Ross McCristal	
Alan Grimadell	resigned 17 May 2023
Andrew Wall	

The Mayor of Derby is the President of the charity and is an Ex-Officio by invitation.

##### Company Secretary

H Jennings

# THE WAR MEMORIAL VILLAGE-DERBY

## REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2024

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### REFERENCE AND ADMINISTRATIVE DETAILS

#### Auditors

Johnson Tidsall Limited  
Chartered Accountants  
& Statutory Auditor  
81 Burton Road  
Derby  
Derbyshire  
DE1 1TJ

#### Bankers

HSBC  
Victory Road  
Derby  
Derbyshire  
DE24 9HX

Charity Bank Limited  
Fosse House  
182 High Street  
Tonbridge  
TN9 1BE

#### Solicitors

Freeth Cartwright  
Cardinal Square  
10 Nottingham Road  
Derby  
DE1 3QT

Mr Jonathan Smale and Mr Harvey Jennings were responsible for the for the day-to-day management of the charity throughout the year.

### EVENTS SINCE THE END OF THE YEAR

Information relating to events since the end of the year is given in the notes to the financial statements.

### STATEMENT OF TRUSTEES' RESPONSIBILITIES

The trustees (who are also the directors of The War Memorial Village-Derby for the purposes of company law) are responsible for preparing the Report of the Trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing those financial statements, the trustees are required to

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity SORP;
- make judgements and estimates that are reasonable and prudent;
- 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 which disclose with reasonable accuracy at any time the financial position of the charitable company and to 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.

In so far as the trustees are aware:

- there is no relevant audit information of which the charitable company's auditors are unaware; and
- the trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditors are aware of that information.

# THE WAR MEMORIAL VILLAGE-DERBY

## REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2024

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This report has been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

Approved by order of the board of trustees on 23 December 2024 and signed on its behalf by:



.....  
H Jennings - Trustee

# REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF THE WAR MEMORIAL VILLAGE-DERBY

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## Opinion

We have audited the financial statements of The War Memorial Village-Derby (the 'charitable company') for the year ended 31 March 2024 which comprise the Statement of Financial Activities, the Balance Sheet and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 March 2024 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

## Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the charitable company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

## Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charitable company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

## Other information

The trustees are responsible for the other information. The other information comprises the information included in the Annual Report, other than the financial statements and our Report of the Independent Auditors thereon.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements, or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

## Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Report of the Trustees for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Report of the Trustees has been prepared in accordance with applicable legal requirements.

## Matters on which we are required to report by exception

In the light of the knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the Report of the Trustees.

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the trustees were not entitled to take advantage of the small companies' exemption from the requirement to prepare a Strategic Report or in preparing the Report of the Trustees.

## REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF THE WAR MEMORIAL VILLAGE-DERBY

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### **Responsibilities of trustees**

As explained more fully in the Statement of Trustees' Responsibilities, the trustees (who are also the directors of the charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charitable company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

# REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF THE WAR MEMORIAL VILLAGE-DERBY

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## **Our responsibilities for the audit of the financial statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue a Report of the Independent Auditors that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

In identifying and assessing the risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, we considered the following:

- The nature and control environment of the charity
- Our discussions with management and governance including whether they had knowledge of any actual, suspected or alleged fraud
- The internal controls to mitigate the risks of fraud

Following our review, we have identified the following areas which are deemed to have the greatest potential for fraud or material misstatement within the financial statements:

- The recognition of rental income
- Third party confirmation of ownership of title to freehold property
- Calculation of depreciation in accordance with the accounting policy
- Work carried out by agents in relation to property maintenance
- The risk of management override

We also considered any laws and regulations that were central to the operation of the charity including charity law and employment law.

The following procedures were undertaken in respect of the risks where we identified the potential for material misstatement:

- Detailed rental summaries per property, including rentals in arrears and paid in advance, were obtained from agents. A control account was prepared, and total income was reconciled to the financial statements. Rent increases were agreed to trustees' meeting minutes.
- A sample of properties were tested to tenancy agreements and weekly rents agreed.
- Ownership of all freehold properties individually detailed in the charitable company's portfolio was confirmed with HM Land Registry.
- Depreciation calculations based on component accounting in respect of existing properties and the new build under Phase 1 were tested to the accounting policy which was reviewed by testing to the requirements of the Decent Homes Standard.
- Detailed schedules of work carried out per property by acting agents for the charitable company were reviewed and costs agreed to amounts paid quarterly by the charity with emphasis on non-routine expenditure requiring trustee approval. A sample of maintenance transactions were tested to the service provider's system.
- No journal entries were posted by the charity. During our audit we considered any large, unusual or transactions outside the normal course of business which were highlighted as a result of our testing.

## REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF THE WAR MEMORIAL VILLAGE-DERBY

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- We reviewed the minutes of trustees' meetings and controls put in place by the board of trustees including a review of their risk assessment.

- At the planning stage we discussed with management any laws and regulations which were central to the operation of the charity.

-The financial statements were reviewed alongside our disclosure checklists to identify any unusual or unexpected relationships or any areas of non-compliance. Discussions were held with management where it was considered additional disclosures were required.

- We remained alert to any indications of fraud, material misstatement or non-compliance with laws and regulations throughout the audit including those relating to the financial statements.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our Report of the Independent Auditors.

### Use of our report

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charitable company's members those matters we are required to state to them in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charitable company and the charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.



David Mellor FCA (Senior Statutory Auditor)  
for and on behalf of Johnson Tidsall Limited  
Chartered Accountants  
& Statutory Auditor  
81 Burton Road  
Derby  
Derbyshire  
DE1 1TJ

Date: 23/12/2024

**THE WAR MEMORIAL VILLAGE-DERBY**

**STATEMENT OF FINANCIAL ACTIVITIES  
(INCORPORATING AN INCOME AND EXPENDITURE ACCOUNT)  
FOR THE YEAR ENDED 31 MARCH 2024**

	Notes	Unrestricted funds £	Restricted funds £	2024 Total funds £	2023 Total funds £
<b>INCOME AND ENDOWMENTS FROM</b>					
Donations and legacies	3	695	-	695	2,451
<b>Charitable activities</b>					
Housing services	5	315,182	-	315,182	293,862
Investment income	4	<u>2,657</u>	<u>-</u>	<u>2,657</u>	<u>607</u>
<b>Total</b>		<u>318,534</u>	<u>-</u>	<u>318,534</u>	<u>296,920</u>
<b>EXPENDITURE ON</b>					
Raising funds	6	-	-	-	126
<b>Charitable activities</b>					
Housing services	7	<u>242,835</u>	<u>29,232</u>	<u>272,067</u>	<u>258,901</u>
<b>Total</b>		<u>242,835</u>	<u>29,232</u>	<u>272,067</u>	<u>259,027</u>
<b>NET INCOME/(EXPENDITURE)</b>		<b>75,699</b>	<b>(29,232)</b>	<b>46,467</b>	<b>37,893</b>
<b>RECONCILIATION OF FUNDS</b>					
Total funds brought forward		<u>5,016,298</u>	<u>245,425</u>	<u>5,261,723</u>	<u>5,223,830</u>
<b>TOTAL FUNDS CARRIED FORWARD</b>		<u><b>5,091,997</b></u>	<u><b>216,193</b></u>	<u><b>5,308,190</b></u>	<u><b>5,261,723</b></u>

The notes form part of these financial statements

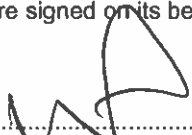
# THE WAR MEMORIAL VILLAGE-DERBY

## BALANCE SHEET 31 MARCH 2024

	Notes	Unrestricted funds £	Restricted funds £	2024 Total funds £	2023 Total funds £
<b>FIXED ASSETS</b>					
Intangible assets	13	-	-	-	2,100
Tangible assets	14	<u>5,307,954</u>	<u>212,304</u>	<u>5,520,258</u>	<u>5,587,299</u>
		<b>5,307,954</b>	<b>212,304</b>	<b>5,520,258</b>	<b>5,589,399</b>
<b>CURRENT ASSETS</b>					
Debtors	15	<u>26,486</u>	-	<u>26,486</u>	60,299
Cash at bank		<u>332,262</u>	<u>3,889</u>	<u>336,151</u>	<u>208,942</u>
		<b>358,748</b>	<b>3,889</b>	<b>362,637</b>	<b>269,241</b>
<b>CREDITORS</b>					
Amounts falling due within one year	16	<u>(60,856)</u>	-	<u>(60,856)</u>	(64,986)
<b>NET CURRENT ASSETS</b>		<u><b>297,892</b></u>	<u><b>3,889</b></u>	<u><b>301,781</b></u>	<u><b>204,255</b></u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<b>5,605,846</b>	<b>216,193</b>	<b>5,822,039</b>	<b>5,793,654</b>
<b>CREDITORS</b>					
Amounts falling due after more than one year	17	<u>(513,849)</u>	-	<u>(513,849)</u>	(531,931)
<b>NET ASSETS</b>		<u><u><b>5,091,997</b></u></u>	<u><u><b>216,193</b></u></u>	<u><u><b>5,308,190</b></u></u>	<u><u><b>5,261,723</b></u></u>
<b>FUNDS</b>					
Unrestricted funds	20			<u><b>5,091,997</b></u>	5,016,298
Restricted funds				<u><b>216,193</b></u>	<u>245,425</u>
<b>TOTAL FUNDS</b>				<u><u><b>5,308,190</b></u></u>	<u><u><b>5,261,723</b></u></u>

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

The financial statements were approved by the Board of Trustees and authorised for issue on 23 December 2024 and were signed on its behalf by:

  
 .....  
 H Jennings - Trustee

The notes form part of these financial statements

# THE WAR MEMORIAL VILLAGE-DERBY

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2024

---

### 1. STATUTORY INFORMATION

The War Memorial Village - Derby is a charitable company, registered in England and Wales. The charitable company's registered company number, registered charity number, registered office address and business address can be found in the reference and administrative details of the Report of the Trustees.

The presentation currency of the financial statements is the Pound Sterling £.

### 2. ACCOUNTING POLICIES

#### **Basis of preparing the financial statements**

The financial statements of the charitable company, 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 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006. The financial statements have been prepared under the historical cost convention, as modified by the revaluation of certain assets.

#### **Going concern**

During the year the trustees of the War Memorial Village Derby have been in negotiation with Derby Homes Limited, the charity's rent and property maintenance service provider, regarding a proposed transfer to Derby Homes Limited of the assets and operations of the War Memorial Village Derby.

This is scheduled to take place during 2025. These accounts are prepared on a going concern basis.

Refer to the note in these financial statements on Post Balance Sheet Events.

#### **Significant judgements and 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 if revision only affects that period, or in the period of the revision and future periods if the revision affects both current and future periods.

The following judgements and estimates have been made in the process of applying the charitable company's accounting policies that have had the most significant effect on amounts recognised in the financial statements:

Depreciation - the useful life of freehold properties, which are housing properties, is based on component accounting. Estimates are calculated on historic experience and current expectations of useful life.

#### **Financial reporting standard 102 - reduced disclosure exemptions**

The charitable company has taken advantage of the following disclosure exemption in preparing these financial statements, as permitted by FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland':

- the requirements of Section 7 Statement of Cash Flows.

#### **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.

For donations to be recognised the charity will have been notified of the amounts and the settlement date. If there are conditions attached to the donation and this requires a level of performance before entitlement can be obtained, then income is deferred until those conditions are fully met or the fulfilment of those conditions is within the control of the charity, and it is probable that they will be fulfilled.

Income from charitable activities includes income earned from rents. Income is received in exchange for supplying services in order to raise funds and is recognised when entitlement has occurred.

Income from trading activities includes income earned from fundraising events and trading activities to raise funds for the charity. Income is received in exchange for supplying goods and services in order to raise funds and is recognised when entitlement has occurred.

# THE WAR MEMORIAL VILLAGE-DERBY

## NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 31 MARCH 2024

---

### 2. ACCOUNTING POLICIES - continued

#### Income

Investment income is earned through holding assets for investment purposes such as bank deposit accounts. It relates to bank interest. Interest income is recognised using the effective interest method and income is recognised as the charity's right to receive payment is established.

#### Debtors

Other debtors are recognised at the settlement amount due less any discount. Prepayments are valued at the amount prepaid.

#### 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.

#### Creditors

Creditors 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 or estimated reliably. Creditors are recognised at their settlement amount.

#### Governance costs

Governance costs comprise all costs involving the public accountability of the charity and include the reimbursement of trustees' expenses and costs related to the statutory audit.

#### Allocation and apportionment of costs

The costs of the charity have been apportioned on the basis of the amount spent on the main activity of the charity which is the provision of housing services.

#### Intangible assets

Amortisation is calculated so as to write off the cost of an asset, less its estimated residual value, over the useful economic life of that asset as follows:

Computer software re Website - over 5 years straight line

#### Tangible fixed assets

Freehold properties were reflected at valuation on 31 March 2014. Under FRS 102 the trustees have elected to reflect the freehold at deemed cost. Tangible fixed assets are now stated at cost or deemed cost less accumulated depreciation. Cost includes costs directly attributable to making the asset capable of operating as intended.

Freehold properties, which are housing properties, are split between the structure and those major components which require periodic replacement. Replacement or restoration of such major components is capitalised and depreciated over the average estimated useful life, The War Memorial Village Derby's asset management strategy and the requirements of the Decent Homes Standard.

Depreciation is charged over the expected useful economic lives of each component as follows:

	Years
Structure	100
Roof	50
Windows and doors	30
Kitchens and bathrooms	25
Mechanical services	20
Heating and plumbing	25
Fit out costs	25
Solar panels	60
Electrical wiring	40

# THE WAR MEMORIAL VILLAGE-DERBY

## NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 31 MARCH 2024

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### 2. ACCOUNTING POLICIES - continued

#### Tangible fixed assets

A transfer is made from the revaluation reserve to the income and expenditure account equal to the difference between depreciation for the year calculated on the basis of the historical cost and the actual depreciation charge which is calculated using the revalued amounts.

In addition, depreciation is provided at an annual rate on the following assets:

Improvements to property	4% straight line
Fixtures and fittings	20% straight line
Computer equipment	25% straight line

#### Taxation

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

#### Fund accounting

The charity has both restricted and unrestricted funds. All funds are used to benefit and promote the charitable objects of the charity.

Unrestricted funds are general funds which are available for use at the discretion of the trustees in furtherance of the general objectives of the charity and which have not been designated for other purposes.

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 restricted fund is included in the notes to the financial statements.

#### Financial instruments

Financial instruments are classified and accounted for, according to the substance of the contractual arrangement, as either financial assets, financial liabilities or equity instruments. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

### 3. DONATIONS AND LEGACIES

	2024	2023
	£	£
Donations	<u>695</u>	<u>2,451</u>

### 4. INVESTMENT INCOME

	2024	2023
	£	£
Deposit account interest	<u>2,657</u>	<u>607</u>

**THE WAR MEMORIAL VILLAGE-DERBY**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 MARCH 2024**

**5. INCOME FROM CHARITABLE ACTIVITIES**

		2024 £	2023 £
Rental income	Activity Housing services	<u>315,182</u>	<u>293,862</u>

**6. RAISING FUNDS**

**Other trading activities**

	2024 £	2023 £
Just Giving charges	<u>-</u>	<u>126</u>

**7. CHARITABLE ACTIVITIES COSTS**

	Direct Costs (see note 8) £	Support costs (see note 9) £	Totals £
Housing services	<u>267,012</u>	<u>5,055</u>	<u>272,067</u>

**8. DIRECT COSTS OF CHARITABLE ACTIVITIES**

	2024 £	2023 £
Trustees' expenses	2,300	-
Rates and water	1,645	1,486
Service costs	42,235	59,124
Grounds maintenance	19,387	15,746
Management fee	45,605	42,619
Rents	6,000	6,000
Insurance	11,280	8,984
Data processing	634	348
Legal and professional	5,400	-
General costs	200	767
Appeals and donations	-	254
Bank charges	68	70
Bad debts	(206)	1,338
Internet hosting	496	450
Depreciation	90,232	89,774
Interest payable and similar charges	<u>41,736</u>	<u>27,183</u>
	<u>267,012</u>	<u>254,143</u>

# THE WAR MEMORIAL VILLAGE-DERBY

## NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 31 MARCH 2024

### 9. SUPPORT COSTS

Housing services

Governance  
costs  
£  
5,055

Support costs, included in the above, are as follows:

#### Governance costs

	2024	2023
	Housing	Total
	services	activities
	£	£
Trustees' expenses	306	-
Auditors' remuneration	4,710	4,350
Accountancy and legal fees	39	408
	<u>5,055</u>	<u>4,758</u>

### 10. NET INCOME/(EXPENDITURE)

Net income/(expenditure) is stated after charging/(crediting):

	2024	2023
	£	£
Auditors' remuneration	4,710	4,350
Depreciation - owned assets	88,132	87,674
Computer software amortisation	<u>2,100</u>	<u>2,100</u>

### 11. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 March 2024 nor for the year ended 31 March 2023.

During the year the following honoraria were paid to two trustees to cover expenses incurred by them during the year.

Mr H Jennings - Chairman £1,500 (2023: £nil)

Mr J Smale - Treasurer £800 (2023: £nil)

Two (2023: two) properties within the War Memorial Village Derby are let to the following trustees. The rents are commensurate with similar properties within the village.

Trustee	Annual rental 2024	Annual rental 2023
	£	£
M Doyle	5,770	5,393
M Martin	<u>5,953</u>	<u>5,563</u>
	<u>11,723</u>	<u>10,956</u>
<b>Trustees' expenses</b>		
	2024	2023
	£	£
Trustees' expenses including honoraria	<u>2,606</u>	<u>-</u>

Travelling expenses totalling £306 (2023: £nil) were reimbursed to one (2023: nil) trustee.

# THE WAR MEMORIAL VILLAGE-DERBY

## NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 31 MARCH 2024

### 12. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds £	Restricted funds £	Total funds £
<b>INCOME AND ENDOWMENTS FROM</b>			
Donations and legacies	2,451	-	2,451
<b>Charitable activities</b>			
Housing services	293,862	-	293,862
Investment income	607	-	607
<b>Total</b>	<u>296,920</u>	<u>-</u>	<u>296,920</u>
<b>EXPENDITURE ON</b>			
Raising funds	126	-	126
<b>Charitable activities</b>			
Housing services	229,669	29,232	258,901
<b>Total</b>	<u>229,795</u>	<u>29,232</u>	<u>259,027</u>
<b>NET INCOME/(EXPENDITURE)</b>	67,125	(29,232)	37,893
<b>RECONCILIATION OF FUNDS</b>			
Total funds brought forward	4,949,173	274,657	5,223,830
<b>TOTAL FUNDS CARRIED FORWARD</b>	<u>5,016,298</u>	<u>245,425</u>	<u>5,261,723</u>

### 13. INTANGIBLE FIXED ASSETS

	Computer software £
<b>COST</b>	
At 1 April 2023 and 31 March 2024	<u>10,500</u>
<b>AMORTISATION</b>	
At 1 April 2023	8,400
Charge for year	<u>2,100</u>
At 31 March 2024	<u>10,500</u>
<b>NET BOOK VALUE</b>	
At 31 March 2024	<u>-</u>
At 31 March 2023	<u>2,100</u>

## THE WAR MEMORIAL VILLAGE-DERBY

### NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 31 MARCH 2024

#### 14. TANGIBLE FIXED ASSETS

	Freehold property £	Improvements to property £	Fixtures and fittings £	Computer equipment £	Totals £
<b>COST</b>					
At 1 April 2023	6,057,222	43,280	20,237	2,978	6,123,717
Additions	<u>21,091</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>21,091</u>
At 31 March 2024	<u>6,078,313</u>	<u>43,280</u>	<u>20,237</u>	<u>2,978</u>	<u>6,144,808</u>
<b>DEPRECIATION</b>					
At 1 April 2023	512,597	6,844	14,357	2,620	536,418
Charge for year	<u>82,251</u>	<u>1,732</u>	<u>3,803</u>	<u>346</u>	<u>88,132</u>
At 31 March 2024	<u>594,848</u>	<u>8,576</u>	<u>18,160</u>	<u>2,966</u>	<u>624,550</u>
<b>NET BOOK VALUE</b>					
At 31 March 2024	<u>5,483,465</u>	<u>34,704</u>	<u>2,077</u>	<u>12</u>	<u>5,520,258</u>
At 31 March 2023	<u>5,544,625</u>	<u>36,436</u>	<u>5,880</u>	<u>358</u>	<u>5,587,299</u>

Included in cost or valuation of land and buildings is freehold land of £2,525,547 (2023 - £2,525,547) which is not depreciated.

Freehold properties within The War Memorial Village Derby portfolio were valued by a firm of commercial property consultants and land agents as at 31 March 2014 in accordance with the RICS Valuation - Professional Standards on the basis of market value with vacant possession specific for Social Housing. On transition to FRS102 this valuation was elected as deemed cost for the asset portfolio.

In May 2023 the trustees obtained a professional valuation of The War Memorial Village properties. This has not been included in these financial statements but values the properties at £6.7 million which is in excess of the deemed cost.

The historical cost of housing properties less depreciation is £2,290,563 (2023: £2,341,521).

#### 15. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2024 £	2023 £
Other debtors	24,536	58,769
Prepayments	<u>1,950</u>	<u>1,530</u>
	<u>26,486</u>	<u>60,299</u>

# THE WAR MEMORIAL VILLAGE-DERBY

## NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 31 MARCH 2024

### 16. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2024	2023
	£	£
Bank loans and overdrafts (see note 18)	18,174	16,955
Other creditors	33,847	35,538
Accruals and deferred income	<u>8,835</u>	<u>12,493</u>
	<u>60,856</u>	<u>64,986</u>

Other creditors as at 31 March 2024 include final costs, including retentions, of phase 1 of the new build completed by 31.03.2022 of £29,989 (2023: £29,989).

### 17. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	2024	2023
	£	£
Bank loans (see note 18)	<u>513,849</u>	<u>531,931</u>

### 18. LOANS

An analysis of the maturity of loans is given below:

	2024	2023
	£	£
Amounts falling due within one year on demand:		
Bank loans	<u>18,174</u>	<u>16,955</u>
Amounts falling due between two and five years:		
Bank loans - 2-5 years	<u>86,819</u>	<u>80,996</u>
Amounts falling due in more than five years:		
Repayable by instalments:		
Bank loans more 5 yr by instal	427,030	450,935

The bank loan is secured by a first legal charge dated 20 December 2019 over all freehold property known as land on the north side of Sinfin Road, Shelton Lock, Derby.

Bank loan terms of repayment are December 2039, and interest is payable at 2.75% above base rate on the principal amount. If this falls below 0% then the floor is 0%.

### 19. SECURED DEBTS

The following secured debts are included within creditors:

	2024	2023
	£	£
Bank loans	<u>532,023</u>	<u>548,886</u>

THE WAR MEMORIAL VILLAGE-DERBY

NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 MARCH 2024

20. MOVEMENT IN FUNDS

	At 1/4/23 £	Net movement in funds £	Transfers between funds £	At 31/3/24 £
<b>Unrestricted funds</b>				
General fund	1,295,649	75,699	10,202	1,381,550
Revaluation fund	<u>3,720,649</u>	-	<u>(10,202)</u>	<u>3,710,447</u>
	5,016,298	75,699	-	5,091,997
<b>Restricted funds</b>				
Welfare fund	3,889	-	-	3,889
Property redevelopment	<u>241,536</u>	<u>(29,232)</u>	-	<u>212,304</u>
	<u>245,425</u>	<u>(29,232)</u>	-	<u>216,193</u>
<b>TOTAL FUNDS</b>	<u>5,261,723</u>	<u>46,467</u>	-	<u>5,308,190</u>

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
<b>Unrestricted funds</b>			
General fund	318,534	(242,835)	75,699
<b>Restricted funds</b>			
Property redevelopment	-	(29,232)	(29,232)
<b>TOTAL FUNDS</b>	<u>318,534</u>	<u>(272,067)</u>	<u>46,467</u>

Comparatives for movement in funds

	At 1/4/22 £	Net movement in funds £	Transfers between funds £	At 31/3/23 £
<b>Unrestricted funds</b>				
General fund	1,218,322	67,125	10,202	1,295,649
Revaluation fund	<u>3,730,851</u>	-	<u>(10,202)</u>	<u>3,720,649</u>
	4,949,173	67,125	-	5,016,298
<b>Restricted funds</b>				
Welfare fund	3,889	-	-	3,889
Property redevelopment	<u>270,768</u>	<u>(29,232)</u>	-	<u>241,536</u>
	<u>274,657</u>	<u>(29,232)</u>	-	<u>245,425</u>
<b>TOTAL FUNDS</b>	<u>5,223,830</u>	<u>37,893</u>	-	<u>5,261,723</u>

## THE WAR MEMORIAL VILLAGE-DERBY

### NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 31 MARCH 2024

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#### 20. MOVEMENT IN FUNDS - continued

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
<b>Unrestricted funds</b>			
General fund	296,920	(229,795)	67,125
<b>Restricted funds</b>			
Property redevelopment	-	(29,232)	(29,232)
<b>TOTAL FUNDS</b>	<u>296,920</u>	<u>(259,027)</u>	<u>37,893</u>

Restricted funds comprise:

#### **Welfare fund**

Relates to a donation from the Royal British Legion Allenton being a small relief fund for the welfare of disadvantaged servicemen and ex- servicemen.

#### **Redevelopment fund**

The fund relates to the allocation of Right to Buy receipts as grant funding from Derby City Council. The grant is for the replacement of unsuitable properties and the provision of new homes.

#### **Transfers between funds**

A transfer is made from the revaluation reserve to the income and expenditure account equal to the difference between the depreciation charge for the year calculated on the basis of historical cost and the actual depreciation charge which is calculated using the revalued amounts.

#### 21. OTHER FINANCIAL COMMITMENTS

As at 31 March 2024 the charity had financial commitments of £60,000 (2023: £66,000) in respect of rents on leasehold properties. The commitment represents rents for the term of the lease which expires in 2034.

#### 22. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 March 2024.

#### 23. POST BALANCE SHEET EVENTS

During the year the trustees sought legal advice regarding a proposed transfer of the assets and operations of the charity to its service provider Derby Homes Limited. This decision was reached due to the current trustees' wish to retire.

The trustees are considering the options regarding the transfer. The proposals put forward are subject to due diligence checks and include clearance by the Charity Commission but it is envisaged that the transfer will take place sometime in 2025.

Derby Homes is an Arm's Length Management Organisation (ALMO) and is a 100% owned subsidiary of Derby City Council.

**THE WAR MEMORIAL VILLAGE-DERBY**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 MARCH 2024**

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**24. ULTIMATE CONTROLLING PARTY**

The charitable company is controlled by its Board of Trustees.

**THE WAR MEMORIAL VILLAGE - DERBY**

England & Wales - Charity number 241516

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# Accounts

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**REGISTERED COMPANY NUMBER: 00469476 (England and Wales)**  
**REGISTERED CHARITY NUMBER: 241516**

**REPORT OF THE TRUSTEES AND  
FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2023  
FOR  
THE WAR MEMORIAL VILLAGE-DERBY**

**THE WAR MEMORIAL VILLAGE-DERBY**

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FOR THE YEAR ENDED 31 MARCH 2023**

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# THE WAR MEMORIAL VILLAGE-DERBY

## REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2023

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The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 31 March 2023. The trustees have adopted the provisions of 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

#### Objectives and aims

The prime objective of the charity is to own, operate and maintain an enclave of high grade housing in the City of Derby specifically for the benefit of disabled former members of HM Forces, the Emergency Services and others whom the trustees shall from time to time deem worthy of inclusion.

In the furtherance of its prime objective the charity strives to:

- provide more general non-residential relief of need for beneficiaries;
- engage in other charitable activity that generates funds to be applied directly in furtherance of the prime objective ;
- cooperate with other charities, ex-service organisations, central and local government authorities, public and private corporations, societies and persons in similar activities; and
- apply the whole of the material and financial resources of the charity, whence-so ever and how-so ever derived.

The charity maintains healthy financial operating and reserve accounts with established banks to secure the aims previously stated. These financial activities are monitored and audited by the charity's accountants and legal advisers.

The charitable company is managed by a board of directors/trustees who are all volunteers while the estate is managed and maintained by our managing agents - Derby Homes Limited - the social housing department of Derby City Council.

#### Trustees

All directors/ trustees are volunteers and take no remuneration except the reimbursement of travel expenses.

#### Public benefit

The trustees have given due regard to the guidance on public benefit issued by the Charities Commission when reviewing its aims and objectives and in planning future activities.

As described under objectives and activities, the charity is committed to providing and maintaining high grade social housing in the City of Derby, within the scheme known as The War Memorial Village Derby, specifically for the benefit of disabled former members of HM Forces, the Emergency Services and others whom the trustees shall from time to time deem worthy of inclusion.

The trustees review the activities of the charity against its aims on an ongoing basis and are satisfied that all activities continue to be related to its aims.

### ACHIEVEMENT AND PERFORMANCE

#### Charitable activities

The board of directors/trustees has maintained the estate in excellent condition through close cooperation with the managing agents, Derby Homes Limited and by prudent management of operating and reserve financial resources. We have established and are now working to a 30-year outline strategy that combines maintenance and redevelopment with detailed budgeted action for the short [in year] and medium terms [ie to 5yrs]. The budget is drafted each year and passed by the board of directors/trustees. Subjected to continuous monitoring by the Chairman and Treasurer, periodic updates including forecast of outturn are presented at each quarterly meeting of directors/trustees.

Experience and financial performance indicate that, in like for like terms, our operation continues to be effective and efficient, enhanced by the excellent service from and close cooperation with our managing agents - Derby Homes Limited.

The current year was marked by the tight financial management of finances by the trustees putting the charity on a solid post COVID recovery trajectory. The additional properties from the new build and the refurbished existing properties resulted in additional revenue in the year and the trustees have been increasing rent levels in line with inflation ensuring that the charity remains viable and true to its objectives.

# THE WAR MEMORIAL VILLAGE-DERBY

## REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2023

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### **ACHIEVEMENT AND PERFORMANCE - continued**

The pandemic had an adverse effect on the War Memorial Village Derby during the year ended 31 March 2021 with the sad passing of some tenants and restrictions on repair and maintenance work due to the vulnerability of certain tenants. The new build properties were completed by March 2021 but there were 16 empty properties with prospective tenants unable to move due to lockdown.

The current year was marked by the emergence from the worldwide pandemic outbreak of COVID 19 and national lockdowns imposed by central government. The trustees were faced with the prospect of refurbishing the existing properties due to the death of tenants and those moving into the new build properties. In addition, day to day repairs not undertaken in the previous year were carried out. Whilst this put an initial constraint on the cash flow of the charity in the first half of the year, the additional properties from the new build and the refurbished existing properties resulted in additional revenue in the year. As at 31 March 2023 most properties were let with a waiting list of prospective tenants.

### **FINANCIAL REVIEW**

#### **Financial position**

The results for the year show a surplus on unrestricted funds of £67,125 (2022: deficit £33,649) and a deficit on restricted funds of £29,232 (2022: deficit £29,232). The overall surplus for the year amounted to £37,893 (2022: deficit £62,881).

Unrestricted funds as at 31 March 2023 totalled £5,016,298 (2022: £4,949,173) of which £3,720,649 related to a property revaluation reserve (2022: £3,730,851).

Restricted funds as at 31 March 2023 totalled £245,425 (2022: £274,657).

#### **Principal funding sources**

The principal source of funds is the annual revenue secured by rents on the properties which amounted to £293,862 for the year ended 31 March 2023 (2022: £255,199).

Our close relationship with the Derby and Derbyshire Disabled Soldiers Settlement continues and we remain in conversation with them regarding mutual support.

All expenditure, after essential administration and governance costs, is focused on the maintenance and renewal of the estate.

#### **Investment policy and objectives**

The rental income from our additional property continues to show an ROI of some 7% pa. The remaining cash reserves are lodged with HSBC. The investment strategy remains under continuous audit and review.

#### **Reserves policy**

In accordance with Charity Commission guidelines, the charity has historically targeted a minimum reserve of around 1.3 times annual revenue - this equates to circa £300k.

However, the estates strategy and the concomitant works, including the Phase 1 new build, have required this figure to be kept somewhat flexible. The balance at bank as at 31 March 2023 stood at £208,942 which is below the amount mentioned above due to the application of funds for the reconstruction costs of Phase 1 which incurred additional costs of £103k, partly due to the adverse effects of the global pandemic. This will be addressed by higher rentals in subsequent years and the close monitoring of costs.

The charity has no funds in deficit.

#### **Going concern**

Due to the nature of the charity's activities rents from its property portfolio form the main source of its income.

There has been an increase in rental income in the year ended 31 March 2023 due rent increases and the letting of properties following refurbishment work.

The Trustees closely monitor actual performance against budget and a surplus on unrestricted funds was envisaged for the year due to the careful monitoring of responsive repairs and planned works for properties within the portfolio.

The trustees consider that there are no issues with going concern.

### **FUTURE PLANS**

The trustees aim to continue the implementation of their 30 year strategy without compromising the provision of quality housing to its tenants.

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# THE WAR MEMORIAL VILLAGE-DERBY

## REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2023

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### STRUCTURE, GOVERNANCE AND MANAGEMENT

#### Governing document

The War Memorial Village Derby is governed by its Memorandum and Articles of Association and is a company limited by guarantee. The liability of each member is limited to an amount not exceeding £1.

The Charity has a Board of Trustees which also constitutes the Directors of the Company.

#### Recruitment and appointment of new trustees

Trustees are selected on the basis of specialist knowledge and previous experience in Director/Trustee - type roles, especially within the social housing and military sectors.

Potential Director/Trustees are interviewed by the serving Board and election is by in-office Director/Trustees based on merit and professional contribution of the candidate.

#### Induction and training of new trustees

The Trustees regularly convene a governance seminar delivered by an independent subject matter expert for the purpose of updating the knowledge base with regard to latest changes in Charities and Companies legislation and to discuss good practice.

#### Wider network

The charity maintains a close relationship with ex-service organisations through local representatives.

The charity maintains a close relationship with the Derby and Derbyshire Disabled Soldiers' Settlement for the purpose of alleviating distress via financial assistance locally.

#### Risk management

The trustees have a duty to identify and review the risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error.

The Board has in place a risk management policy and regularly assesses operating and financial risks advised by the managing agents - Derby Homes Limited.

### REFERENCE AND ADMINISTRATIVE DETAILS

#### Registered Company number

00469476 (England and Wales)

#### Registered Charity number

241516

#### Registered office

81 Burton Road  
Derby  
Derbyshire  
DE1 1TJ

#### Trustees

Harvey Jennings	Chairman
John Jennings	Vice Chairman
Jonathan Smale	Treasurer
Norma Bracewell	
Micky Doyle	
Alan Grimadell	resigned 17 May 2023
Glynn Kearney	
Mel Martin	
Ross McCristal	
Sarah Smith	resigned 10 June 2022
Andrew Wall	

The Mayor of Derby is the President of the charity and is an Ex-Officio by invitation.

#### Company Secretary

H Jennings

# THE WAR MEMORIAL VILLAGE-DERBY

## REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2023

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### REFERENCE AND ADMINISTRATIVE DETAILS - continued

#### Auditors

Johnson Tidsall Limited  
Chartered Accountants  
& Statutory Auditor  
81 Burton Road  
Derby  
Derbyshire  
DE1 1TJ

#### Bankers

HSBC  
Victory Road  
Derby  
Derbyshire  
DE24 9HX

Charity Bank Limited  
Fosse House  
182 High Street  
Tonbridge  
TN9 1BE

#### Solicitors

Freeth Cartwright  
Cardinal Square  
10 Nottingham Road  
Derby  
DE1 3QT

Mr Jonathan Smale and Mr Harvey Jennings were responsible for the for the day to day management of the charity throughout the year.

### STATEMENT OF TRUSTEES' RESPONSIBILITIES

The trustees (who are also the directors of The War Memorial Village-Derby for the purposes of company law) are responsible for preparing the Report of the Trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing those financial statements, the trustees are required to

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity SORP;
- make judgements and estimates that are reasonable and prudent;
- 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 which disclose with reasonable accuracy at any time the financial position of the charitable company and to 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.

In so far as the trustees are aware:

- there is no relevant audit information of which the charitable company's auditors are unaware; and
- the trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditors are aware of that information.

**THE WAR MEMORIAL VILLAGE-DERBY**

**REPORT OF THE TRUSTEES  
FOR THE YEAR ENDED 31 MARCH 2023**

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This report has been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

Approved by order of the board of trustees on 20 December 2023 and signed on its behalf by:



.....  
H Jermings - Trustee

# REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF THE WAR MEMORIAL VILLAGE-DERBY

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## **Opinion**

We have audited the financial statements of The War Memorial Village-Derby (the 'charitable company') for the year ended 31 March 2023 which comprise the Statement of Financial Activities, the Balance Sheet and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 March 2023 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

## **Basis for opinion**

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the charitable company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

## **Conclusions relating to going concern**

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charitable company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

## **Other information**

The trustees are responsible for the other information. The other information comprises the information included in the Annual Report, other than the financial statements and our Report of the Independent Auditors thereon.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

## **Opinions on other matters prescribed by the Companies Act 2006**

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Report of the Trustees for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Report of the Trustees has been prepared in accordance with applicable legal requirements.

## **Matters on which we are required to report by exception**

In the light of the knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the Report of the Trustees.

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the trustees were not entitled to take advantage of the small companies exemption from the requirement to prepare a Strategic Report or in preparing the Report of the Trustees.

# REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF THE WAR MEMORIAL VILLAGE-DERBY

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## **Responsibilities of trustees**

As explained more fully in the Statement of Trustees' Responsibilities, the trustees (who are also the directors of the charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charitable company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

## **Our responsibilities for the audit of the financial statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue a Report of the Independent Auditors that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

In identifying and assessing the risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, we considered the following:

- The nature and control environment of the charity
- Our discussions with management and governance including whether they had knowledge of any actual, suspected or alleged fraud
- The internal controls to mitigate the risks of fraud

## REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF THE WAR MEMORIAL VILLAGE-DERBY

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### **Our responsibilities for the audit of the financial statements - continued**

Following our review, we have identified the following areas which are deemed to have the greatest potential for fraud or material misstatement within the financial statements:

- The recognition of rental income
- Third party confirmation of ownership of title to freehold property
- Calculation of depreciation in accordance with the accounting policy
- Work carried out by agents in relation to property maintenance
- The risk of management override

We also considered any laws and regulations that were central to the operation of the charity including charity law and employment law.

The following procedures were undertaken in respect of the risks where we identified the potential for material misstatement:

- Detailed rental summaries per property, including rentals in arrears and paid in advance, were obtained from agents. A control account was prepared and total income was reconciled to the financial statements. Rent increases were agreed to trustees' meeting minutes.
- A sample of properties were tested to tenancy agreements and weekly rents agreed.
- Ownership of all freehold properties individually detailed in the charitable company's portfolio was confirmed with HM Land Registry.
- Depreciation calculations based on component accounting in respect of existing properties and the new build under Phase 1 were tested to the accounting policy which was reviewed by testing to the requirements of the Decent Homes Standard.
- Detailed schedules of work carried out per property by acting agents for the charitable company were reviewed and costs agreed to amounts paid quarterly by the charity with emphasis on non-routine expenditure requiring trustee approval. A sample of maintenance transactions were tested to the service provider's system.
- No journal entries were posted by the charity. During our audit we considered any large, unusual or transactions outside the normal course of business which were highlighted as a result of our testing.
- We reviewed the minutes of trustees' meetings and controls put in place by the board of trustees including a review of their risk assessment.
- At the planning stage we discussed with management any laws and regulations which were central to the operation of the charity.
- The financial statements were reviewed alongside our disclosure checklists to identify any unusual or unexpected relationships or any areas of non-compliance. Discussions were held with management where it was considered additional disclosures were required.
- We remained alert to any indications of fraud, material misstatement or non-compliance with laws and regulations throughout the audit including those relating to the financial statements.

## REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF THE WAR MEMORIAL VILLAGE-DERBY

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A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our Report of the Independent Auditors.

### Use of our report

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charitable company's members those matters we are required to state in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charitable company and the charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.



David Mellor FCA (Senior Statutory Auditor)  
for and on behalf of Johnson Tidsall Limited  
Chartered Accountants  
& Statutory Auditor  
81 Burton Road  
Derby  
Derbyshire  
DE1 1TJ

Date: ..... 20/12/23 .....

## THE WAR MEMORIAL VILLAGE-DERBY

### STATEMENT OF FINANCIAL ACTIVITIES (INCORPORATING AN INCOME AND EXPENDITURE ACCOUNT) FOR THE YEAR ENDED 31 MARCH 2023

	Notes	Unrestricted funds £	Restricted funds £	2023 Total funds £	2022 Total funds £
<b>INCOME AND ENDOWMENTS FROM</b>					
Donations and legacies	3	2,451	-	2,451	10,405
<b>Charitable activities</b>					
Housing services	5	293,862	-	293,862	255,199
Investment income	4	607	-	607	19
<b>Total</b>		<u>296,920</u>	<u>-</u>	<u>296,920</u>	<u>265,623</u>
<b>EXPENDITURE ON</b>					
Raising funds	6	126	-	126	390
<b>Charitable activities</b>					
Housing services	7	229,669	29,232	258,901	328,114
<b>Total</b>		<u>229,795</u>	<u>29,232</u>	<u>259,027</u>	<u>328,504</u>
<b>NET INCOME/(EXPENDITURE)</b>		67,125	(29,232)	37,893	(62,881)
<b>RECONCILIATION OF FUNDS</b>					
Total funds brought forward		4,949,173	274,657	5,223,830	5,286,711
<b>TOTAL FUNDS CARRIED FORWARD</b>		<u>5,016,298</u>	<u>245,425</u>	<u>5,261,723</u>	<u>5,223,830</u>

The notes form part of these financial statements

# THE WAR MEMORIAL VILLAGE-DERBY

## BALANCE SHEET

31 MARCH 2023

	Notes	Unrestricted funds £	Restricted funds £	2023 Total funds £	2022 Total funds £
<b>FIXED ASSETS</b>					
Intangible assets	13	2,100	-	2,100	4,200
Tangible assets	14	<u>5,345,763</u>	<u>241,536</u>	<u>5,587,299</u>	<u>5,664,357</u>
		<b>5,347,863</b>	<b>241,536</b>	<b>5,589,399</b>	<b>5,668,557</b>
<b>CURRENT ASSETS</b>					
Debtors	15	60,299	-	60,299	6,619
Cash at bank		<u>205,053</u>	<u>3,889</u>	<u>208,942</u>	<u>176,969</u>
		<b>265,352</b>	<b>3,889</b>	<b>269,241</b>	<b>183,588</b>
<b>CREDITORS</b>					
Amounts falling due within one year	16	<u>(64,986)</u>	-	<u>(64,986)</u>	<u>(80,874)</u>
<b>NET CURRENT ASSETS</b>		<u><b>200,366</b></u>	<u><b>3,889</b></u>	<u><b>204,255</b></u>	<u><b>102,714</b></u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<b>5,548,229</b>	<b>245,425</b>	<b>5,793,654</b>	<b>5,771,271</b>
<b>CREDITORS</b>					
Amounts falling due after more than one year	17	<u>(531,931)</u>	-	<u>(531,931)</u>	<u>(547,441)</u>
<b>NET ASSETS</b>		<u><b>5,016,298</b></u>	<u><b>245,425</b></u>	<u><b>5,261,723</b></u>	<u><b>5,223,830</b></u>
<b>FUNDS</b>					
Unrestricted funds	20			<u>5,016,298</u>	<u>4,949,173</u>
Restricted funds				<u>245,425</u>	<u>274,657</u>
<b>TOTAL FUNDS</b>				<u><b>5,261,723</b></u>	<u><b>5,223,830</b></u>

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

The financial statements were approved by the Board of Trustees and authorised for issue on 20 December 2023 and were signed on its behalf by:

  
 .....  
 H Jennings - Trustee

The notes form part of these financial statements

# THE WAR MEMORIAL VILLAGE-DERBY

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023

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### 1. STATUTORY INFORMATION

The War Memorial Village - Derby is a charitable company, registered in England and Wales. The charitable company's registered company number, registered charity number, registered office address and business address can be found in the reference and administrative details of the Report of the Trustees.

The presentation currency of the financial statements is the Pound Sterling £.

### 2. ACCOUNTING POLICIES

#### **Basis of preparing the financial statements**

The financial statements of the charitable company, 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 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006. The financial statements have been prepared under the historical cost convention, as modified by the revaluation of certain assets.

#### **Going concern**

The financial statements have been prepared on a going concern basis as the trustees believe that no material uncertainties exist. The trustees have considered the level of funds held and the expected level of income and expenditure for 12 months from authorising these financial statements. The budgeted income and expenditure both in the short term and medium term is considered sufficient with the level of reserves for the charity to be able to continue as a going concern.

#### **Significant judgements and 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 if revision only affects that period, or in the period of the revision and future periods if the revision affects both current and future periods.

The following judgements and estimates have been made in the process of applying the charitable company's accounting policies that have had the most significant effect on amounts recognised in the financial statements:

Depreciation - the useful life of freehold properties, which are housing properties, is based on component accounting. Estimates are calculated on historic experience and current expectations of useful life.

#### **Financial reporting standard 102 - reduced disclosure exemptions**

The charitable company has taken advantage of the following disclosure exemptions in preparing these financial statements, as permitted by FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland':

- the requirements of Section 7 Statement of Cash Flows.

#### **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.

For donations to be recognised the charity will have been notified of the amounts and the settlement date. If there are conditions attached to the donation and this requires a level of performance before entitlement can be obtained, then income is deferred until those conditions are fully met or the fulfilment of those conditions is within the control of the charity and it is probable that they will be fulfilled.

Income from charitable activities includes income earned from rents. Income is received in exchange for supplying services in order to raise funds and is recognised when entitlement has occurred.

Investment income is earned through holding assets for investment purposes such as bank deposit accounts. It relates to bank interest. Interest income is recognised using the effective interest method and income is recognised as the charity's right to receive payment is established.

#### **Debtors**

Other debtors are recognised at the settlement amount due less any discount. Prepayments are valued at the amount prepaid.

# THE WAR MEMORIAL VILLAGE-DERBY

## NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 31 MARCH 2023

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### 2. ACCOUNTING POLICIES - continued

#### 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.

#### Creditors

Creditors 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 or estimated reliably. Creditors are recognised at their settlement amount.

#### Governance costs

Governance costs comprise all costs involving the public accountability of the charity and include the reimbursement of trustees' expenses and costs related to the statutory audit.

#### Allocation and apportionment of costs

The costs of the charity have been apportioned on the basis of the amount spent on the main activity of the charity which is the provision of housing services.

#### Intangible assets

Amortisation is calculated so as to write off the cost of an asset, less its estimated residual value, over the useful economic life of that asset as follows:

Computer software re Website - over 5 years straight line

#### Tangible fixed assets

Freehold properties were reflected at valuation on 31 March 2014. Under FRS 102 the trustees have elected to reflect the freehold at deemed cost. Tangible fixed assets are now stated at cost or deemed cost less accumulated depreciation. Cost includes costs directly attributable to making the asset capable of operating as intended.

Freehold properties, which are housing properties, are split between the structure and those major components which require periodic replacement. Replacement or restoration of such major components is capitalised and depreciated over the average estimated useful life, The War Memorial Village Derby's asset management strategy and the requirements of the Decent Homes Standard.

Depreciation is charged over the expected useful economic lives of each component as follows:

	Years
Structure	100
Roof	50
Windows and doors	30
Kitchens and bathrooms	25
Mechanical services	20
Heating and plumbing	25
Fit out costs	25
Solar panels	60
Electrical wiring	40

A transfer is made from the revaluation reserve to the income and expenditure account equal to the difference between depreciation for the year calculated on the basis of the historical cost and the actual depreciation charge which is calculated using the revalued amounts.

# THE WAR MEMORIAL VILLAGE-DERBY

## NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 31 MARCH 2023

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### 2. ACCOUNTING POLICIES - continued

#### Tangible fixed assets

In addition, depreciation is provided at an annual rate on the following assets:

Improvements to property	4% straight line
Fixtures and fittings	20% straight line
Computer equipment	25% straight line

#### Taxation

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

#### Fund accounting

The charity has both restricted and unrestricted funds. All funds are used to benefit and promote the charitable objects of the charity.

Unrestricted funds are general funds which are available for use at the discretion of the trustees in furtherance of the general objectives of the charity and which have not been designated for other purposes.

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 restricted fund is included in the notes to the financial statements.

#### Financial instruments

Financial instruments are classified and accounted for, according to the substance of the contractual arrangement, as either financial assets, financial liabilities or equity instruments. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

### 3. DONATIONS AND LEGACIES

	2023	2022
	£	£
Donations	<u>2,451</u>	<u>10,405</u>

### 4. INVESTMENT INCOME

	2023	2022
	£	£
Deposit account interest	<u>607</u>	<u>19</u>

### 5. INCOME FROM CHARITABLE ACTIVITIES

	Activity	2023	2022
		£	£
Rental income	Housing services	<u>293,862</u>	<u>255,199</u>

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**THE WAR MEMORIAL VILLAGE-DERBY**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 MARCH 2023**

**6. RAISING FUNDS**

**Other trading activities**

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Trustees' expenses	-	174
Just Giving charges	<u>126</u>	<u>216</u>
	<u><b>126</b></u>	<u><b>390</b></u>

**7. CHARITABLE ACTIVITIES COSTS**

	Direct Costs (see note 8)	Support costs (see note 9)	Totals
	£	£	£
Housing services	<u>254,143</u>	<u>4,758</u>	<u>258,901</u>

**8. DIRECT COSTS OF CHARITABLE ACTIVITIES**

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Rates and water	1,486	664
Service costs	59,124	145,147
Grounds maintenance	15,746	13,171
Management fee	42,619	41,341
Rents	6,000	6,000
Insurance	8,984	7,956
Data processing	348	120
General costs	767	650
Appeals and donations	254	100
Bank charges	70	34
Bad debts	1,338	1,461
Internet hosting	450	465
Depreciation	89,774	89,406
Interest payable and similar charges	<u>27,183</u>	<u>16,211</u>
	<u><b>254,143</b></u>	<u><b>322,726</b></u>

**9. SUPPORT COSTS**

	Governance costs
	£
Housing services	<u>4,758</u>

## THE WAR MEMORIAL VILLAGE-DERBY

### NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 31 MARCH 2023

#### 9. SUPPORT COSTS - continued

Support costs, included in the above, are as follows:

##### Governance costs

	2023 Housing services £	2022 Total activities £
Auditors' remuneration	4,350	4,920
Accountancy and legal fees	408	468
	<u>4,758</u>	<u>5,388</u>

#### 10. NET INCOME/(EXPENDITURE)

Net income/(expenditure) is stated after charging/(crediting):

	2023 £	2022 £
Auditors' remuneration	4,350	4,920
Depreciation - owned assets	87,674	87,306
Computer software amortisation	<u>2,100</u>	<u>2,100</u>

#### 11. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 March 2023 nor for the year ended 31 March 2022.

Two (2022: two) properties within the War Memorial Village Derby are let to the following trustees. The rents are commensurate with similar properties within the village.

Trustee	Annual rental 2023 £	Annual rental 2022 £
M Doyle	5,393	5,181
M Martin	<u>5,563</u>	<u>5,345</u>
Total	<u>10,956</u>	<u>10,526</u>

##### Trustees' expenses

	2023 £	2022 £
Trustees' expenses	<u>-</u>	<u>174</u>

Travelling expenses totalling £nil (2022: £174) were reimbursed to nil (2022: one) trustee.

**THE WAR MEMORIAL VILLAGE-DERBY**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 MARCH 2023**

**12. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES**

	Unrestricted funds £	Restricted funds £	Total funds £
<b>INCOME AND ENDOWMENTS FROM</b>			
Donations and legacies	10,405	-	10,405
<b>Charitable activities</b>			
Housing services	255,199	-	255,199
Investment income	<u>19</u>	<u>-</u>	<u>19</u>
<b>Total</b>	<u>265,623</u>	<u>-</u>	<u>265,623</u>
<b>EXPENDITURE ON</b>			
Raising funds	390	-	390
<b>Charitable activities</b>			
Housing services	<u>298,882</u>	<u>29,232</u>	<u>328,114</u>
<b>Total</b>	<u>299,272</u>	<u>29,232</u>	<u>328,504</u>
<b>NET INCOME/(EXPENDITURE)</b>	(33,649)	(29,232)	(62,881)
<b>RECONCILIATION OF FUNDS</b>			
Total funds brought forward	<u>4,982,822</u>	<u>303,889</u>	<u>5,286,711</u>
<b>TOTAL FUNDS CARRIED FORWARD</b>	<u>4,949,173</u>	<u>274,657</u>	<u>5,223,830</u>

**13. INTANGIBLE FIXED ASSETS**

	Computer software £
<b>COST</b>	
At 1 April 2022 and 31 March 2023	<u>10,500</u>
<b>AMORTISATION</b>	
At 1 April 2022	6,300
Charge for year	<u>2,100</u>
At 31 March 2023	<u>8,400</u>
<b>NET BOOK VALUE</b>	
At 31 March 2023	<u>2,100</u>
At 31 March 2022	<u>4,200</u>

## THE WAR MEMORIAL VILLAGE-DERBY

### NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 31 MARCH 2023

#### 14. TANGIBLE FIXED ASSETS

	Freehold property £	Improvements to property £	Fixtures and fittings £	Computer equipment £	Totals £
<b>COST</b>					
At 1 April 2022	6,047,048	43,280	19,795	2,978	6,113,101
Additions	10,174	-	442	-	10,616
At 31 March 2023	<u>6,057,222</u>	<u>43,280</u>	<u>20,237</u>	<u>2,978</u>	<u>6,123,717</u>
<b>DEPRECIATION</b>					
At 1 April 2022	431,189	5,112	10,362	2,081	448,744
Charge for year	81,408	1,732	3,995	539	87,674
At 31 March 2023	<u>512,597</u>	<u>6,844</u>	<u>14,357</u>	<u>2,620</u>	<u>536,418</u>
<b>NET BOOK VALUE</b>					
At 31 March 2023	<u>5,544,625</u>	<u>36,436</u>	<u>5,880</u>	<u>358</u>	<u>5,587,299</u>
At 31 March 2022	<u>5,615,859</u>	<u>38,168</u>	<u>9,433</u>	<u>897</u>	<u>5,664,357</u>

Included in cost or valuation of land and buildings is freehold land of £2,525,547 (2022 - £2,525,547) which is not depreciated.

Freehold properties within The War Memorial Village Derby portfolio were valued by a firm of commercial property consultants and land agents as at 31 March 2014 in accordance with the RICS Valuation - Professional Standards on the basis of market value with vacant possession specific for Social Housing. On transition to FRS102 this valuation was elected as deemed cost for the asset portfolio.

In May 2023 the trustees obtained a professional valuation of the The War Memorial Village properties. This has not been included in these financial statements but values the properties at £6.7 million which is in excess of the deemed cost.

The historical cost of housing properties less depreciation is £2,341,521 (2022: £2,402,553).

#### 15. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2023 £	2022 £
Other debtors	58,769	5,287
Prepayments	<u>1,530</u>	<u>1,332</u>
	<u>60,299</u>	<u>6,619</u>

## THE WAR MEMORIAL VILLAGE-DERBY

### NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 31 MARCH 2023

#### 16. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2023	2022
	£	£
Bank loans and overdrafts (see note 18)	16,955	22,823
Other creditors	35,538	48,801
Accruals and deferred income	12,493	9,250
	<u>64,986</u>	<u>80,874</u>

Other creditors as at 31 March 2023 include final costs, including retentions, of phase 1 of the new build completed by 31.03.2022 of £29,989 (2022:£29,989).

#### 17. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	2023	2022
	£	£
Bank loans (see note 18)	<u>531,931</u>	<u>547,441</u>

#### 18. LOANS

An analysis of the maturity of loans is given below:

	2023	2022
	£	£
Amounts falling due within one year on demand:		
Bank loans	<u>16,955</u>	<u>22,823</u>
Amounts falling due between two and five years:		
Bank loans - 2-5 years	<u>80,996</u>	<u>100,774</u>
Amounts falling due in more than five years:		
Repayable by instalments:		
Bank loans more 5yr by instal	<u>450,935</u>	<u>446,667</u>

The bank loan is secured by a first legal charge dated 20 December 2019 over all freehold property known as land on the north side of Sinfin Road, Shelton Lock, Derby.

Bank loan terms of repayment are December 2039 and interest is payable at 2.75% above base rate on the principal amount. If this falls below 0% then the floor is 0%.

#### 19. SECURED DEBTS

The following secured debts are included within creditors:

	2023	2022
	£	£
Bank loans	<u>548,886</u>	<u>570,264</u>

# THE WAR MEMORIAL VILLAGE-DERBY

## NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 31 MARCH 2023

### 20. MOVEMENT IN FUNDS

	At 1/4/22 £	Net movement in funds £	Transfers between funds £	At 31/3/23 £
<b>Unrestricted funds</b>				
General fund	1,218,322	67,125	10,202	1,295,649
Revaluation fund	<u>3,730,851</u>	<u>-</u>	<u>(10,202)</u>	<u>3,720,649</u>
	4,949,173	67,125	-	5,016,298
<b>Restricted funds</b>				
Welfare fund	3,889	-	-	3,889
Property redevelopment	<u>270,768</u>	<u>(29,232)</u>	<u>-</u>	<u>241,536</u>
	<u>274,657</u>	<u>(29,232)</u>	<u>-</u>	<u>245,425</u>
<b>TOTAL FUNDS</b>	<u><b>5,223,830</b></u>	<u><b>37,893</b></u>	<u><b>-</b></u>	<u><b>5,261,723</b></u>

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
<b>Unrestricted funds</b>			
General fund	296,920	(229,795)	67,125
<b>Restricted funds</b>			
Property redevelopment	-	(29,232)	(29,232)
<b>TOTAL FUNDS</b>	<u><b>296,920</b></u>	<u><b>(259,027)</b></u>	<u><b>37,893</b></u>

### Comparatives for movement in funds

	At 1/4/21 £	Net movement in funds £	Transfers between funds £	At 31/3/22 £
<b>Unrestricted funds</b>				
General fund	1,241,769	(33,649)	10,202	1,218,322
Revaluation fund	<u>3,741,053</u>	<u>-</u>	<u>(10,202)</u>	<u>3,730,851</u>
	4,982,822	(33,649)	-	4,949,173
<b>Restricted funds</b>				
Welfare fund	3,889	-	-	3,889
Property redevelopment	<u>300,000</u>	<u>(29,232)</u>	<u>-</u>	<u>270,768</u>
	<u>303,889</u>	<u>(29,232)</u>	<u>-</u>	<u>274,657</u>
<b>TOTAL FUNDS</b>	<u><b>5,286,711</b></u>	<u><b>(62,881)</b></u>	<u><b>-</b></u>	<u><b>5,223,830</b></u>

## THE WAR MEMORIAL VILLAGE-DERBY

### NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 31 MARCH 2023

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#### 20. MOVEMENT IN FUNDS - continued

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
<b>Unrestricted funds</b>			
General fund	265,623	(299,272)	(33,649)
<b>Restricted funds</b>			
Property redevelopment	-	(29,232)	(29,232)
<b>TOTAL FUNDS</b>	<u>265,623</u>	<u>(328,504)</u>	<u>(62,881)</u>

Restricted funds comprise:

#### **Welfare fund**

Relates to a donation from the Royal British Legion Allenton being a small relief fund for the welfare of disadvantaged servicemen and ex- servicemen.

#### **Redevelopment fund**

The fund relates to the allocation of Right to Buy receipts as grant funding from Derby City Council. The grant is for the replacement of unsuitable properties and the provision of new homes.

#### **Transfers between funds**

A transfer is made from the revaluation reserve to the income and expenditure account equal to the difference between the depreciation charge for the year calculated on the basis of historical cost and the actual depreciation charge which is calculated using the revalued amounts.

#### 21. OTHER FINANCIAL COMMITMENTS

As at 31 March 2023 the charity had financial commitments of £66,000 (2022: £72,000) in respect of rents on leasehold properties. The commitment represents rents for the term of the lease which expires in 2034.

#### 22. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 March 2023.

#### 23. ULTIMATE CONTROLLING PARTY

The charitable company is controlled by its Board of Trustees.

**THE WAR MEMORIAL VILLAGE - DERBY**

England & Wales - Charity number 241516

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# Accounts

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REGISTERED COMPANY NUMBER: 00469476 (England and Wales)  
REGISTERED CHARITY NUMBER: 241516

**REPORT OF THE TRUSTEES AND  
FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2022  
FOR  
THE WAR MEMORIAL VILLAGE-DERBY**

# THE WAR MEMORIAL VILLAGE-DERBY

## CONTENTS OF THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022

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<b>Notes to the Financial Statements</b>	12 to 22

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# THE WAR MEMORIAL VILLAGE-DERBY

## REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2022

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The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 31 March 2022. The trustees have adopted the provisions of 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

#### Objectives and aims

The prime objective of the charity is to own, operate and maintain an enclave of high grade housing in the City of Derby specifically for the benefit of disabled former members of HM Forces, the Emergency Services and others whom the trustees shall from time to time deem worthy of inclusion.

In the furtherance of its prime objective the charity strives to:

- provide more general non-residential relief of need for beneficiaries;
- engage in other charitable activity that generates funds to be applied directly in furtherance of the prime objective ;
- cooperate with other charities, ex-service organisations, central and local government authorities, public and private corporations, societies and persons in similar activities; and
- apply the whole of the material and financial resources of the charity, whence-so ever and how-so ever derived.

The charity maintains healthy financial operating and reserve accounts with established banks to secure the aims previously stated. These financial activities are monitored and audited by the charity's accountants and legal advisers.

The charitable company is managed by a board of directors/trustees who are all volunteers while the estate is managed and maintained by our managing agents - Derby Homes Limited - the social housing department of Derby City Council.

#### Trustees

All directors/ trustees are volunteers and take no remuneration except the reimbursement of travel expenses.

#### Public benefit

The trustees have given due regard to the guidance on public benefit issued by the Charities Commission when reviewing its aims and objectives and in planning future activities.

As described under objectives and activities, the charity is committed to providing and maintaining high grade social housing in the City of Derby, within the scheme known as The War Memorial Village Derby, specifically for the benefit of disabled former members of HM Forces, the Emergency Services and others whom the trustees shall from time to time deem worthy of inclusion.

The trustees review the activities of the charity against its aims on an ongoing basis and are satisfied that all activities continue to be related to its aims.

# THE WAR MEMORIAL VILLAGE-DERBY

## REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2022

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### ACHIEVEMENT AND PERFORMANCE

#### Charitable activities

The board of directors/trustees has maintained the estate in excellent condition through close cooperation with the managing agents, Derby Homes Limited and by prudent management of operating and reserve financial resources. We have established and are now working to a 30-year outline strategy that combines maintenance and redevelopment with detailed budgeted action for the short [in year] and medium terms [ie to 5yrs]. The budget is drafted each year and passed by the board of directors/trustees. Subjected to continuous monitoring by the Chairman and Treasurer, periodic updates including forecast of outturn are presented at each quarterly meeting of directors/trustees.

The estate is now some seventy years old, and the trustees have taken the strategic decision progressively to demolish old housing stock and to replace these with new bungalows working to an initial 30-year programme horizon.

As previously reported, our immediate plans [Phase 1] commenced in the year ended 31 March 2019 with demolition work to clear the site. The construction of the new bungalows commenced in June 2019 and the work was completed in the year ended 31 March 2021. To fund this initial piece of work, for Phase 1, in addition to the commitment in the amount of £300k from our reserves, we successfully negotiated a grant from Derby City Council in the amount of £300k and a loan from Charity Bank of £600k. The grant and bank loan were fully utilised in the current year to settle the final account on the Phase 1 new build with all new properties successfully let during the financial year.

The consulting architects, ARCUS, have prepared and presented to the board of directors/trustees a plan for the total redevelopment of the estate. This will be rolled out progressively with a nominal 20-year horizon, probably in work packages similar to the Phase 1 work.

Experience and financial performance indicate that, in like for like terms, our operation continues to be effective and efficient, enhanced by the excellent service from and close cooperation with our managing agents - Derby Homes Limited.

The pandemic had an adverse effect on the War Memorial Village Derby during the year ended 31 March 2021 with the sad passing of some tenants and restrictions on repair and maintenance work due to the vulnerability of certain tenants. The new build properties were completed by March 2021 but there were 16 empty properties with prospective tenants unable to move due to lockdown.

The current year was marked by the emergence from the worldwide pandemic outbreak of COVID 19 and national lockdowns imposed by central government. The trustees were faced with the prospect of refurbishing the existing properties due to the death of tenants and those moving into the new build properties. In addition, day to day repairs not undertaken in the previous year were carried out. Whilst this put an initial constraint on the cash flow of the charity in the first half of the year, the additional properties from the new build and the refurbished existing properties resulted in additional revenue in the year. As at 31 March 2022 most properties were let with a waiting list of prospective tenants.

### FINANCIAL REVIEW

#### Financial position

The results for the year show a deficit on unrestricted funds of £33,649 (2021: £20,823) and a deficit on restricted funds of £29,232 (2021: surplus £126,600). The overall deficit for the year amounted to £62,881 (2021: surplus £105,777).

Unrestricted funds as at 31 March 2022 totalled £4,949,173 (2021: £4,982,822) of which £3,730,851 related to a property revaluation reserve (2021: £3,741,053).

Restricted funds as at 31 March 2022 totalled £274,657 (2021: £303,889).

#### Principal funding sources

The principal source of funds is the annual revenue secured by rents on the properties which amounted to £255,199 for the year ended 31 March 2022 (2021: £211,758).

Our close relationship with the Derby and Derbyshire Disabled Soldiers Settlement continues and we remain in conversation with them regarding mutual support.

All expenditure, after essential administration and governance costs, is focused on the maintenance and renewal of the estate.

#### Investment policy and objectives

The rental income from our additional property continues to show an ROI of some 7% pa. The remaining cash reserves are lodged with HSBC. The investment strategy remains under continuous audit and review.

# THE WAR MEMORIAL VILLAGE-DERBY

## REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2022

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### FINANCIAL REVIEW - continued

#### Reserves policy

In accordance with Charity Commission guidelines, the charity has historically targeted a minimum reserve of around 1.3 times annual revenue - this equates to circa £300k.

However, the estates strategy and the concomitant works, including the Phase 1 new build, have required this figure to be kept somewhat flexible. The balance at bank as at 31 March 2022 stood at £176,969 which is below the amount mentioned above due to the application of funds for the reconstruction costs of Phase 1 which incurred additional costs of £103k, partly due to the adverse effects of the global pandemic.

The charity has no funds in deficit.

#### Going concern

Due to the nature of the charity's activities with rents forming the main source of its income, the effects of the global coronavirus pandemic have had little impact on the results of the charity to date.

There has been an increase in rental income in the year ended 31 March 2022 due to the letting of properties on the completion of Phase 1 of the newbuild. This is expected to increase again the year ended 31 March 2023 as existing properties have been relet following some refurbishment work.

The Trustees closely monitor actual performance against budget and a deficit on unrestricted funds was envisaged for the year due to the high level of service repairs following the emergence from the coronavirus pandemic and the level of empty property refurbishments. Expenditure on responsive repairs and planned works for existing properties within the portfolio are anticipated to be in line with budget for 2022/23.

The trustees consider that there are no issues with going concern.

### FUTURE PLANS

The trustees aim to continue the implementation of their 30 year strategy without compromising the provision of quality housing to its tenants.

### STRUCTURE, GOVERNANCE AND MANAGEMENT

#### Governing document

The War Memorial Village Derby is governed by its Memorandum and Articles of Association and is a company limited by guarantee. The liability of each member is limited to an amount not exceeding £1.

The charity has a board of trustees which also constitutes the directors of the company.

#### Recruitment and appointment of new trustees

Trustees are selected on the basis of specialist knowledge and previous experience in director/trustee - type roles, especially within the social housing and military sectors.

Potential director/trustees are interviewed by the serving Board and election is by in-office director/trustees based on merit and professional contribution of the candidate.

#### Induction and training of new trustees

The trustees regularly convene a governance seminar delivered by an independent subject matter expert for the purpose of updating the knowledge base with regard to latest changes in Charities and Companies legislation and to discuss good practice.

#### Wider network

The charity maintains a close relationship with ex-service organisations through local representatives.

The charity maintains a close relationship with the Derby and Derbyshire Disabled Soldiers' Settlement for the purpose of alleviating distress via financial assistance locally.

#### Risk management

The trustees have a duty to identify and review the risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error.

The Board has in place a risk management policy and regularly assesses operating and financial risks advised by the managing agents - Derby Homes Limited.

# THE WAR MEMORIAL VILLAGE-DERBY

## REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2022

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### REFERENCE AND ADMINISTRATIVE DETAILS

**Registered Company number**  
00469476 (England and Wales)

**Registered Charity number**  
241516

**Registered office**  
81 Burton Road  
Derby  
Derbyshire  
DE1 1TJ

### Trustees

Harvey Jennings	Chairman
John Jennings	Vice Chairman
Jonathan Smale	Treasurer
Norma Bracewell	
Micky Doyle	
Alan Grimadell	
Glynn Kearney	
Mel Martin	
Ross McCristal	
Sarah Smith	resigned 10 June 2022
Andrew Wall	

The Mayor of Derby is the President of the charity and is an Ex-Officio by invitation.

### Company Secretary

H Jennings

### Auditors

Johnson Tidsall Limited  
Chartered Accountants  
& Statutory Auditor  
81 Burton Road  
Derby  
Derbyshire  
DE1 1TJ

### Bankers

HSBC  
Victory Road  
Derby  
Derbyshire  
DE24 9HX

### Bankers

Charity Bank Limited  
Fosse house  
182 High Street  
Tonbridge  
TN9 1BE

### Solicitors

Freeth Cartwright  
Cardinal Square  
10 Nottingham Road  
Derby  
DE1 3QT

Mr Jonathan Smale and Mr Harvey Jennings were responsible for the for the day to day management of the charity throughout the year.

# THE WAR MEMORIAL VILLAGE-DERBY

## REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2022

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### STATEMENT OF TRUSTEES' RESPONSIBILITIES

The trustees (who are also the directors of The War Memorial Village-Derby for the purposes of company law) are responsible for preparing the Report of the Trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing those financial statements, the trustees are required to

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

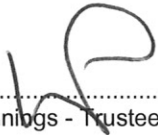
The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charitable company and to enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding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

In so far as the trustees are aware:

- there is no relevant audit information of which the charitable company's auditors are unaware; and
- the trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditors are aware of that information.

This report has been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

Approved by order of the board of trustees on 14 February 2023 and signed on its behalf by:



.....  
H Jennings - Trustee

# REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF THE WAR MEMORIAL VILLAGE-DERBY

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## Opinion

We have audited the financial statements of The War Memorial Village-Derby (the 'charitable company') for the year ended 31 March 2022 which comprise the Statement of Financial Activities, the Balance Sheet and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 March 2022 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

## Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the charitable company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

## Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charitable company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

## Other information

The trustees are responsible for the other information. The other information comprises the information included in the Annual Report, other than the financial statements and our Report of the Independent Auditors thereon.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements, or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

## Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Report of the Trustees for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Report of the Trustees has been prepared in accordance with applicable legal requirements.

## Matters on which we are required to report by exception

In the light of the knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the Report of the Trustees.

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the trustees were not entitled to take advantage of the small companies' exemption from the requirement to prepare a Strategic Report or in preparing the Report of the Trustees.

## REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF THE WAR MEMORIAL VILLAGE-DERBY

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### **Responsibilities of trustees**

As explained more fully in the Statement of Trustees' Responsibilities, the trustees (who are also the directors of the charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charitable company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

## **REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF THE WAR MEMORIAL VILLAGE-DERBY**

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### **Our responsibilities for the audit of the financial statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue a Report of the Independent Auditors that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

In identifying and assessing the risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, we considered the following:

- The nature and control environment of the charity
- Our discussions with management and governance including whether they had knowledge of any actual, suspected or alleged fraud
- The internal controls to mitigate the risks of fraud

Following our review, we have identified the following areas which are deemed to have the greatest potential for fraud or material misstatement within the financial statements:

- The recognition of rental income
- Third party confirmation of ownership of title to freehold property
- Calculation of depreciation in accordance with the accounting policy
- Work carried out by agents in relation to property maintenance
- The risk of management override

We also considered any laws and regulations that were central to the operation of the charity including charity law and employment law.

The following procedures were undertaken in respect of the risks where we identified the potential for material misstatement:

- Detailed rental summaries per property, including rentals in arrears and paid in advance, were obtained from agents. A control account was prepared and total income was reconciled to the financial statements. Rent increases were agreed to trustees' meeting minutes.
- Ownership of all freehold properties individually detailed in the charitable company's portfolio was confirmed with HM Land Registry.
- Depreciation calculations based on component accounting in respect of existing properties and the new build under Phase 1 were tested to the accounting policy which was reviewed by testing to the requirements of the Decent Homes Standard.
- Detailed schedules of work carried out per property by acting agents for the charitable company were reviewed and costs agreed to amounts paid quarterly by the charity with emphasis on non-routine expenditure requiring trustee approval.
- No journal entries were posted by the charity. During our audit we considered any large, unusual or transactions outside the normal course of business which were highlighted as a result of our testing.
- We reviewed the minutes of trustees' meetings and controls put in place by the board of trustees including a review of their risk assessment.
- At the planning stage we discussed with management any laws and regulations which were central to the operation of the charity.
- The financial statements were reviewed alongside our disclosure checklists to identify any unusual or unexpected relationships or any areas of non-compliance. Discussions were held with management where it was considered additional disclosures were required.
- We remained alert to any indications of fraud, material misstatement or non-compliance with laws and regulations throughout the audit including those relating to the financial statements.

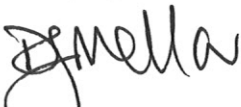
## REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF THE WAR MEMORIAL VILLAGE-DERBY

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A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our Report of the Independent Auditors.

### Use of our report

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charitable company's members those matters we are required to state to them in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charitable company and the charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.



David Mellor FCA (Senior Statutory Auditor)  
for and on behalf of Johnson Tidsall Limited  
Chartered Accountants  
& Statutory Auditor  
81 Burton Road  
Derby  
Derbyshire  
DE1 1TJ

Date: .....14/2/2023.....

## THE WAR MEMORIAL VILLAGE-DERBY

### STATEMENT OF FINANCIAL ACTIVITIES (INCORPORATING AN INCOME AND EXPENDITURE ACCOUNT) FOR THE YEAR ENDED 31 MARCH 2022

	Notes	Unrestricted funds £	Restricted funds £	2022 Total funds £	2021 Total funds £
<b>INCOME AND ENDOWMENTS FROM</b>					
Donations and legacies	3	10,405	-	10,405	132,124
<b>Charitable activities</b>					
Housing services	5	255,199	-	255,199	211,758
Investment income	4	19	-	19	114
<b>Total</b>		<u>265,623</u>	<u>-</u>	<u>265,623</u>	<u>343,996</u>
<b>EXPENDITURE ON</b>					
Raising funds	6	390	-	390	1,278
<b>Charitable activities</b>					
Housing services	7	298,882	29,232	328,114	236,941
<b>Total</b>		<u>299,272</u>	<u>29,232</u>	<u>328,504</u>	<u>238,219</u>
<b>NET INCOME/(EXPENDITURE)</b>		(33,649)	(29,232)	(62,881)	105,777
<b>RECONCILIATION OF FUNDS</b>					
Total funds brought forward		4,982,822	303,889	5,286,711	5,180,934
<b>TOTAL FUNDS CARRIED FORWARD</b>		<u>4,949,173</u>	<u>274,657</u>	<u>5,223,830</u>	<u>5,286,711</u>

The notes form part of these financial statements

# THE WAR MEMORIAL VILLAGE-DERBY

## BALANCE SHEET

31 MARCH 2022

	Notes	Unrestricted funds £	Restricted funds £	2022 Total funds £	2021 Total funds £
<b>FIXED ASSETS</b>					
Intangible assets	13	4,200	-	4,200	6,300
Tangible assets	14	<u>5,393,589</u>	<u>270,768</u>	<u>5,664,357</u>	<u>5,734,208</u>
		<b>5,397,789</b>	<b>270,768</b>	<b>5,668,557</b>	<b>5,740,508</b>
<b>CURRENT ASSETS</b>					
Debtors	15	6,619	-	6,619	84,584
Cash at bank		<u>173,080</u>	<u>3,889</u>	<u>176,969</u>	<u>378,764</u>
		<b>179,699</b>	<b>3,889</b>	<b>183,588</b>	<b>463,348</b>
<b>CREDITORS</b>					
Amounts falling due within one year	16	<u>(80,874)</u>	-	<u>(80,874)</u>	<u>(538,921)</u>
<b>NET CURRENT ASSETS</b>		<u><b>98,825</b></u>	<u><b>3,889</b></u>	<u><b>102,714</b></u>	<u><b>(75,573)</b></u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<b>5,496,614</b>	<b>274,657</b>	<b>5,771,271</b>	<b>5,664,935</b>
<b>CREDITORS</b>					
Amounts falling due after more than one year	17	<u>(547,441)</u>	-	<u>(547,441)</u>	<u>(378,224)</u>
<b>NET ASSETS</b>		<u><u><b>4,949,173</b></u></u>	<u><u><b>274,657</b></u></u>	<u><u><b>5,223,830</b></u></u>	<u><u><b>5,286,711</b></u></u>
<b>FUNDS</b>					
Unrestricted funds	20			<u><b>4,949,173</b></u>	<u>4,982,822</u>
Restricted funds				<u><b>274,657</b></u>	<u>303,889</u>
<b>TOTAL FUNDS</b>				<u><u><b>5,223,830</b></u></u>	<u><u><b>5,286,711</b></u></u>

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

The financial statements were approved by the Board of Trustees and authorised for issue on 14 February 2023 and were signed on its behalf by:

  
 .....  
 H Jennings - Trustee

Company number: 00469476

The notes form part of these financial statements

# THE WAR MEMORIAL VILLAGE-DERBY

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022

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### 1. STATUTORY INFORMATION

The War Memorial Village - Derby is a charitable company, registered in England and Wales. The charitable company's registered company number, registered charity number, registered office address and business address can be found in the reference and administrative details of the Report of the Trustees.

The presentation currency of the financial statements is the Pound Sterling £.

### 2. ACCOUNTING POLICIES

#### **Basis of preparing the financial statements**

The financial statements of the charitable company, 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 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006. The financial statements have been prepared under the historical cost convention, as modified by the revaluation of certain assets.

#### **Going concern**

The financial statements have been prepared on a going concern basis as the trustees believe that no material uncertainties exist. The trustees have considered the level of funds held and the expected level of income and expenditure for 12 months from authorising these financial statements. The budgeted income and expenditure both in the short term and medium term is considered sufficient with the level of reserves for the charity to be able to continue as a going concern.

#### **Significant judgements and 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 if revision only affects that period, or in the period of the revision and future periods if the revision affects both current and future periods.

The following judgements and estimates have been made in the process of applying the charitable company's accounting policies that have had the most significant effect on amounts recognised in the financial statements:

Grants - grants have been recognised in accordance with the terms of the grant on a performance basis which is linked to the completion stages of the new build.

Depreciation - the useful life of freehold properties, which are housing properties, is based on component accounting. Estimates are calculated on historic experience and current expectations of useful life.

#### **Financial reporting standard 102 - reduced disclosure exemptions**

The charitable company has taken advantage of the following disclosure exemptions in preparing these financial statements, as permitted by FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland':

- the requirements of Section 7 Statement of Cash Flows.

#### **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.

For donations to be recognised the charity will have been notified of the amounts and the settlement date. If there are conditions attached to the donation and this requires a level of performance before entitlement can be obtained, then income is deferred until those conditions are fully met or the fulfilment of those conditions is within the control of the charity, and it is probable that they will be fulfilled.

Income from charitable activities includes income earned from rents. Income is received in exchange for supplying services in order to raise funds and is recognised when entitlement has occurred.

Income from trading activities includes income earned from fundraising events and trading activities to raise funds for the charity. Income is received in exchange for supplying goods and services in order to raise funds and is recognised when entitlement has occurred.

# THE WAR MEMORIAL VILLAGE-DERBY

## NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 31 MARCH 2022

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### 2. ACCOUNTING POLICIES - continued

#### Income - continued

Investment income is earned through holding assets for investment purposes such as bank deposit accounts. It relates to bank interest. Interest income is recognised using the effective interest method and income is recognised as the charity's right to receive payment is established.

The charity received a local government grant in respect of funding for phase one of its property redevelopment programme. Income from government grants is recognised at fair value when the charity has entitlement after any performance conditions have been met, it is probable that the income will be received and the amount can be measured reliably.

#### Debtors

Other debtors are recognised at the settlement amount due less any discount. Prepayments are valued at the amount prepaid.

#### 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.

#### Creditors

Creditors 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 or estimated reliably. Creditors are recognised at their settlement amount.

#### Governance costs

Governance costs comprise all costs involving the public accountability of the charity and include the reimbursement of trustees' expenses and costs related to the statutory audit.

#### Allocation and apportionment of costs

The costs of the charity have been apportioned on the basis of the amount spent on the main activity of the charity which is the provision of housing services.

#### Intangible assets

Amortisation is calculated so as to write off the cost of an asset, less its estimated residual value, over the useful economic life of that asset as follows:

Computer software re Website - over 5 years straight line

#### Tangible fixed assets

Freehold properties were reflected at valuation on 31 March 2014. Under FRS 102 the trustees have elected to reflect the freehold at deemed cost. Tangible fixed assets are now stated at cost or deemed cost less accumulated depreciation. Cost includes costs directly attributable to making the asset capable of operating as intended.

Freehold properties, which are housing properties, are split between the structure and those major components which require periodic replacement. Replacement or restoration of such major components is capitalised and depreciated over the average estimated useful life, The War Memorial Village Derby's asset management strategy and the requirements of the Decent Homes Standard.

Depreciation is charged over the expected useful economic lives of each component as follows:

	Years
Structure	100
Roof	50
Windows and doors	30
Kitchens and bathrooms	25
Mechanical services	20

## THE WAR MEMORIAL VILLAGE-DERBY

### NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 31 MARCH 2022

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#### 2. ACCOUNTING POLICIES - continued

##### Tangible fixed assets – continued

	Years
Heating and plumbing	25
Fit out costs	25
Solar panels	60
Electrical wiring	40

A transfer is made from the revaluation reserve to the income and expenditure account equal to the difference between depreciation for the year calculated on the basis of the historical cost and the actual depreciation charge which is calculated using the revalued amounts.

In addition, depreciation is provided at an annual rate on the following assets:

Improvements to property	4% straight line
Fixtures and fittings	20% straight line
Computer equipment	25% straight line

Assets under construction are shown under freehold properties but have not been depreciated.

##### Taxation

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

##### Fund accounting

The charity has both restricted and unrestricted funds. All funds are used to benefit and promote the charitable objects of the charity.

Unrestricted funds are general funds which are available for use at the discretion of the trustees in furtherance of the general objectives of the charity and which have not been designated for other purposes.

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 restricted fund is included in the notes to the financial statements.

##### Financial instruments

Financial instruments are classified and accounted for, according to the substance of the contractual arrangement, as either financial assets, financial liabilities or equity instruments. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

#### 3. DONATIONS AND LEGACIES

	2022	2021
	£	£
Donations	10,405	5,523
Grants	-	126,601
	<u>10,405</u>	<u>132,124</u>

Grants received, included in the above, are as follows:

	2022	2021
	£	£
Derby City Council	-	126,601

In relation to the year ended 31 March 2021, the grant for phase 1 of the new build was given to provide new suitable homes that are fit for purpose and meet the current design requirements for wheelchair users enabling specialist housing.

**THE WAR MEMORIAL VILLAGE-DERBY**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 MARCH 2022**

<b>4. INVESTMENT INCOME</b>		<b>2022</b>	<b>2021</b>
		£	£
Deposit account interest		<u>19</u>	<u>114</u>
<b>5. INCOME FROM CHARITABLE ACTIVITIES</b>		<b>2022</b>	<b>2021</b>
		£	£
Rental income	Activity Housing services	<u>255,199</u>	<u>211,758</u>
<b>6. RAISING FUNDS</b>			
<b>Other trading activities</b>		<b>2022</b>	<b>2021</b>
		£	£
Trustees' expenses		174	-
Licensing		-	20
Just Giving charges		216	216
Memory sticks		-	699
Social media costs		-	343
		<u>390</u>	<u>1,278</u>
<b>7. CHARITABLE ACTIVITIES COSTS</b>			
		Direct Costs (see note 8)	Support costs (see note 9)
		£	£
Housing services		<u>322,726</u>	<u>5,388</u>
			Totals £
			<u>328,114</u>
<b>8. DIRECT COSTS OF CHARITABLE ACTIVITIES</b>		<b>2022</b>	<b>2021</b>
		£	£
Rates and water		664	561
Service costs		145,147	82,272
Grounds maintenance		13,171	16,596
Management fee		41,341	38,607
Rents		6,000	6,000
Insurance		7,956	6,488
Data processing		120	60
Printing, postage & stationery		-	122
General costs		650	30
Appeals and donations		100	2,194
Bank charges		34	-
Bad debts		1,461	3,440
Internet hosting		465	450
Depreciation		89,406	59,424
Loss on sale of assets		-	257
Interest payable and similar charges		<u>16,211</u>	<u>16,840</u>
		<u>322,726</u>	<u>233,341</u>

## THE WAR MEMORIAL VILLAGE-DERBY

### NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 31 MARCH 2022

#### 9. SUPPORT COSTS

	Governance costs
	£
Housing services	<u>5,388</u>

Support costs, included in the above, are as follows:

#### Governance costs

	2022 Housing services £	2021 Total activities £
Auditors' remuneration	4,920	3,200
Accountancy and legal fees	<u>468</u>	<u>400</u>
	<u>5,388</u>	<u>3,600</u>

#### 10. NET INCOME/(EXPENDITURE)

Net income/(expenditure) is stated after charging/(crediting):

	2022 £	2021 £
Auditors' remuneration	4,920	3,200
Depreciation - owned assets	87,306	57,324
Deficit on disposal of fixed assets	-	257
Computer software amortisation	<u>2,100</u>	<u>2,100</u>

#### 11. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 March 2022 nor for the year ended 31 March 2021.

Two (2021: two) properties within the War Memorial Village Derby are let to the following trustees. The rents are commensurate with similar properties within the village.

Trustee	Annual rental 2022 £	Annual rental 2021 £
M Doyle	5,181	4,987
M Martin	<u>5,345</u>	<u>5,150</u>
Total	<u>10,526</u>	<u>10,137</u>

#### Trustees' expenses

	2022 £	2021 £
Trustees' expenses	<u>174</u>	<u>-</u>

Travelling expenses totalling £174 (2021: £nil) were reimbursed to one (2021: nil) trustee.

**THE WAR MEMORIAL VILLAGE-DERBY**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 MARCH 2022**

**12. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES**

	Unrestricted funds £	Restricted funds £	Total funds £
<b>INCOME AND ENDOWMENTS FROM</b>			
Donations and legacies	5,524	126,600	132,124
<b>Charitable activities</b>			
Housing services	211,758	-	211,758
Investment income	<u>114</u>	<u>-</u>	<u>114</u>
<b>Total</b>	<u>217,396</u>	<u>126,600</u>	<u>343,996</u>
<b>EXPENDITURE ON</b>			
Raising funds	1,278	-	1,278
<b>Charitable activities</b>			
Housing services	<u>236,941</u>	<u>-</u>	<u>236,941</u>
<b>Total</b>	<u>238,219</u>	<u>-</u>	<u>238,219</u>
<b>NET INCOME/(EXPENDITURE)</b>	(20,823)	126,600	105,777
<b>RECONCILIATION OF FUNDS</b>			
Total funds brought forward	<u>5,003,645</u>	<u>177,289</u>	<u>5,180,934</u>
<b>TOTAL FUNDS CARRIED FORWARD</b>	<u><u>4,982,822</u></u>	<u><u>303,889</u></u>	<u><u>5,286,711</u></u>

**13. INTANGIBLE FIXED ASSETS**

	Computer software £
<b>COST</b>	
At 1 April 2021 and 31 March 2022	<u>10,500</u>
<b>AMORTISATION</b>	
At 1 April 2021	4,200
Charge for year	<u>2,100</u>
At 31 March 2022	<u>6,300</u>
<b>NET BOOK VALUE</b>	
At 31 March 2022	<u>4,200</u>
At 31 March 2021	<u>6,300</u>

## THE WAR MEMORIAL VILLAGE-DERBY

### NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 31 MARCH 2022

#### 14. TANGIBLE FIXED ASSETS

	Freehold property £	Improvements to property £	Fixtures and fittings £	Computer equipment £	Totals £
<b>COST</b>					
At 1 April 2021	6,031,585	42,470	18,613	2,978	6,095,646
Additions	<u>15,463</u>	<u>810</u>	<u>1,182</u>	<u>-</u>	<u>17,455</u>
At 31 March 2022	<u>6,047,048</u>	<u>43,280</u>	<u>19,795</u>	<u>2,978</u>	<u>6,113,101</u>
<b>DEPRECIATION</b>					
At 1 April 2021	350,188	3,398	6,465	1,387	361,438
Charge for year	<u>81,001</u>	<u>1,714</u>	<u>3,897</u>	<u>694</u>	<u>87,306</u>
At 31 March 2022	<u>431,189</u>	<u>5,112</u>	<u>10,362</u>	<u>2,081</u>	<u>448,744</u>
<b>NET BOOK VALUE</b>					
At 31 March 2022	<u>5,615,859</u>	<u>38,168</u>	<u>9,433</u>	<u>897</u>	<u>5,664,357</u>
At 31 March 2021	<u>5,681,397</u>	<u>39,072</u>	<u>12,148</u>	<u>1,591</u>	<u>5,734,208</u>

Included in cost or valuation of land and buildings is freehold land of £2,525,547 (2021 - £2,525,547) which is not depreciated.

Freehold properties within The War Memorial Village Derby portfolio were valued by a firm of commercial property consultants and land agents as at 31 March 2014 in accordance with the RICS Valuation - Professional Standards on the basis of market value with vacant possession specific for Social Housing. On transition to FRS102 this valuation was elected as deemed cost for the asset portfolio.

The historical cost of housing properties less depreciation is £2,402,553 (2021: £2,457,889).

#### 15. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022 £	2021 £
Other debtors	5,287	84,584
Prepayments	<u>1,332</u>	<u>-</u>
	<u>6,619</u>	<u>84,584</u>

#### 16. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022 £	2021 £
Bank loans and overdrafts (see note 18)	22,823	16,153
Other creditors	48,801	502,407
Accruals and deferred income	<u>9,250</u>	<u>20,361</u>
	<u>80,874</u>	<u>538,921</u>

Other creditors as at 31 March 2022 include final costs, including retentions, of Phase 1 of the new build completed by the year end of £29,989 (2021: £479,575).

## THE WAR MEMORIAL VILLAGE-DERBY

### NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 31 MARCH 2022

#### 17. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	2022 £	2021 £
Bank loans (see note 18)	<u>547,441</u>	<u>378,224</u>

#### 18. LOANS

An analysis of the maturity of loans is given below:

	2022 £	2021 £
Amounts falling due within one year on demand: Bank loans	<u>22,823</u>	<u>16,153</u>
Amounts falling due between two and five years: Bank loans - 2-5 years	<u>100,774</u>	<u>69,414</u>
Amounts falling due in more than five years:  Repayable by instalments: Bank loans more 5 yr by instal	<u>446,667</u>	<u>308,810</u>

The bank loan is secured by a a first legal charge dated 20 December 2019 over all freehold property known as land on the north side of Sinfin Road, Shelton Lock, Derby.

Bank loan terms of repayment are December 2039 and interest is payable at 2.75% above base rate on the principal amount. If this falls below 0% then the floor is 0%.

#### 19. SECURED DEBTS

The following secured debts are included within creditors:

	2022 £	2021 £
Bank loans	<u>570,264</u>	<u>394,377</u>

#### 20. MOVEMENT IN FUNDS

	At 1/4/21 £	Net movement in funds £	Transfers between funds £	At 31/3/22 £
<b>Unrestricted funds</b>				
General fund	1,241,769	(33,649)	10,202	1,218,322
Revaluation fund	<u>3,741,053</u>	<u>-</u>	<u>(10,202)</u>	<u>3,730,851</u>
	4,982,822	(33,649)	-	4,949,173
<b>Restricted funds</b>				
Welfare fund	3,889	-	-	3,889
Property redevelopment	<u>300,000</u>	<u>(29,232)</u>	<u>-</u>	<u>270,768</u>
	<u>303,889</u>	<u>(29,232)</u>	<u>-</u>	<u>274,657</u>
<b>TOTAL FUNDS</b>	<u>5,286,711</u>	<u>(62,881)</u>	<u>-</u>	<u>5,223,830</u>

**THE WAR MEMORIAL VILLAGE-DERBY**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 MARCH 2022**

**20. MOVEMENT IN FUNDS - continued**

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
<b>Unrestricted funds</b>			
General fund	265,623	(299,272)	(33,649)
<b>Restricted funds</b>			
Property redevelopment	-	(29,232)	(29,232)
<b>TOTAL FUNDS</b>	<u>265,623</u>	<u>(328,504)</u>	<u>(62,881)</u>

**Comparatives for movement in funds**

	At 1/4/20 £	Net movement in funds £	Transfers between funds £	At 31/3/21 £
<b>Unrestricted funds</b>				
General fund	1,252,390	(20,823)	10,202	1,241,769
Revaluation fund	3,751,255	-	(10,202)	3,741,053
	5,003,645	(20,823)	-	4,982,822
<b>Restricted funds</b>				
Welfare fund	3,889	-	-	3,889
Property redevelopment	173,400	126,600	-	300,000
	177,289	126,600	-	303,889
<b>TOTAL FUNDS</b>	<u>5,180,934</u>	<u>105,777</u>	<u>-</u>	<u>5,286,711</u>

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
<b>Unrestricted funds</b>			
General fund	217,396	(238,219)	(20,823)
<b>Restricted funds</b>			
Property redevelopment	126,600	-	126,600
<b>TOTAL FUNDS</b>	<u>343,996</u>	<u>(238,219)</u>	<u>105,777</u>

## THE WAR MEMORIAL VILLAGE-DERBY

### NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 31 MARCH 2022

#### 20. MOVEMENT IN FUNDS - continued

A current year 12 months and prior year 12 months combined position is as follows:

	At 1/4/20 £	Net movement in funds £	Transfers between funds £	At 31/3/22 £
<b>Unrestricted funds</b>				
General fund	1,252,390	(54,472)	20,404	1,218,322
Revaluation fund	<u>3,751,255</u>	<u>-</u>	<u>(20,404)</u>	<u>3,730,851</u>
	5,003,645	(54,472)	-	4,949,173
<b>Restricted funds</b>				
Welfare fund	3,889	-	-	3,889
Property redevelopment	<u>173,400</u>	<u>97,368</u>	<u>-</u>	<u>270,768</u>
	<u>177,289</u>	<u>97,368</u>	<u>-</u>	<u>274,657</u>
<b>TOTAL FUNDS</b>	<u><u>5,180,934</u></u>	<u><u>42,896</u></u>	<u><u>-</u></u>	<u><u>5,223,830</u></u>

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
<b>Unrestricted funds</b>			
General fund	483,019	(537,491)	(54,472)
<b>Restricted funds</b>			
Property redevelopment	<u>126,600</u>	<u>(29,232)</u>	<u>97,368</u>
<b>TOTAL FUNDS</b>	<u><u>609,619</u></u>	<u><u>(566,723)</u></u>	<u><u>42,896</u></u>

Restricted funds comprise:

#### Welfare fund

Relates to a donation from the Royal British Legion Allenton being a small relief fund for the welfare of disadvantaged servicemen and ex- servicemen.

#### Redevelopment fund

The fund relates to the allocation of Right to Buy receipts as grant funding from Derby City Council. The grant is for the replacement of unsuitable properties and the provision of new homes.

#### Transfers between funds

A transfer is made from the revaluation reserve to the income and expenditure account equal to the difference between the depreciation charge for the year calculated on the basis of historical cost and the actual depreciation charge which is calculated using the revalued amounts.

## THE WAR MEMORIAL VILLAGE-DERBY

### NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 31 MARCH 2022

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#### 21. OTHER FINANCIAL COMMITMENTS

As at 31 March 2022 the charity had financial commitments of £72,000 (2021: £78,000) in respect of rents on leasehold properties. The commitment represents rents for the term of the lease which expires in 2034.

#### 22. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 March 2022.

#### 23. ULTIMATE CONTROLLING PARTY

The charitable company is controlled by its Board of Trustees.

**THE WAR MEMORIAL VILLAGE - DERBY**

England & Wales - Charity number 241516

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# Accounts

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REGISTERED COMPANY NUMBER: 00469476 (England and Wales)  
REGISTERED CHARITY NUMBER: 241516

**REPORT OF THE TRUSTEES AND  
FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2021  
FOR  
THE WAR MEMORIAL VILLAGE-DERBY**

# THE WAR MEMORIAL VILLAGE-DERBY

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# THE WAR MEMORIAL VILLAGE-DERBY

## REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2021

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The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 31 March 2021. The trustees have adopted the provisions of 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

#### Objectives and aims

The prime objective of the charity is to own, operate and maintain an enclave of high-grade housing in the City of Derby specifically for the benefit of disabled former members of HM Forces, the Emergency Services and others whom the trustees shall from time to time deem worthy of inclusion.

In the furtherance of its prime objective the charity strives to:

- provide more general non-residential relief of need for beneficiaries.
- engage in other charitable activity that generates funds to be applied directly in furtherance of the prime objective;
- cooperate with other charities, ex-service organisations, central and local government authorities, public and private corporations, societies and persons in similar activities; and
- apply the whole of the material and financial resources of the charity, whence-so ever and how-so ever derived.

The charity maintains healthy financial operating and reserve accounts with established banks to secure the aims previously stated. These financial activities are monitored and audited by the charity's accountants and legal advisers.

The charitable company is managed by a Board of Directors/Trustees who are all volunteers while the estate is managed and maintained by our managing agents - Derby Homes Limited - the social housing department of Derby City Council.

#### Trustees

All directors/ trustees are volunteers and take no remuneration except the reimbursement of travel expenses.

#### Public benefit

The trustees have given due regard to the guidance on public benefit issued by the Charities Commission when reviewing its aims and objectives and in planning future activities.

As described under objectives and activities, the charity is committed to providing and maintaining high grade social housing in the City of Derby, within the scheme known as The War Memorial Village Derby, specifically for the benefit of disabled former members of HM Forces, the Emergency Services and others whom the trustees shall from time to time deem worthy of inclusion.

The trustees review the activities of the charity against its aims on an ongoing basis and are satisfied that all activities continue to be related to its aims.

# THE WAR MEMORIAL VILLAGE-DERBY

## REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2021

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### ACHIEVEMENT AND PERFORMANCE

#### Charitable activities

The Board of Directors/Trustees has maintained the estate in excellent condition through close cooperation with the managing agents, Derby Homes Limited and by prudent management of operating and reserve financial resources. We have established and are now working to a 30-year outline strategy that combines maintenance and redevelopment with detailed budgeted action for the short [in year] and medium terms [ie to 5yrs]. The budget is drafted each year and passed by the Board of Directors/Trustees. Subjected to continuous monitoring by the Chairman and Treasurer, periodic updates including forecast of outturn are presented at each quarterly meeting of Directors/Trustees.

The estate is now some seventy years old and the Trustees have taken the strategic decision progressively to demolish old housing stock and to replace these with new bungalows working to an initial 30-year programme horizon.

As previously reported, our immediate plans [Phase 1] commenced in the year ended 31 March 2019 with demolition work to clear the site. The construction of the new bungalows commenced in June 2019 and progressed throughout the year. The work was completed in the year ended 31 March 2021. To fund this initial piece of work, for Phase 1, in addition to the commitment in the amount of £300k from our reserves, we successfully negotiated a grant from Derby City Council in the amount of £300k and a loan from Charity Bank of £600k.

The consulting architects, ARCUS, have prepared and presented to the Board of Trustees a plan for the total redevelopment of the estate. This will be rolled out progressively with a nominal 20-year horizon, probably in work packages similar to the Phase 1 work.

Experience and financial performance indicate that, in like for like terms, our operation continues to be effective and efficient, enhanced by the excellent service from and close cooperation with our managing agents - Derby Homes Limited.

This year was marked by the worldwide pandemic outbreak of COVID 19 and national lockdowns imposed by central government. Locally the War Memorial Village was well served by local volunteers ensuring the health and well being of our residents undertaking such tasks of doing their shopping, fetching prescriptions and through our links with Derby City Council ensuring the most vulnerable of our residents had a Christmas dinner delivered.

Although the effects of the pandemic during this financial year are negligible, the effects will present in the next period. Unfortunately, the village suffered several deaths during the period and with the new build properties being completed we had 16 empty properties with prospect tenants unable to move due to lockdown.

### FINANCIAL REVIEW

#### Financial position

The results for the year show a deficit on unrestricted funds of £20,823 (2020: £85,812) and a surplus on restricted funds of £126,600 (2020: £173,400). The overall surplus for the year amounted to £105,777 (2020: £87,588).

Unrestricted funds as at 31 March 2021 totalled £4,982,822 (2020: £5,003,645) of which £3,741,053 related to a property revaluation reserve (2020: £3,751,255).

Restricted funds as at 31 March 2021 totalled £303,889 (2020: £177,289).

#### Principal funding sources

The principal source of funds is the annual revenue secured by rents on the properties which amounted to £211,758 for the year ended 31 March 2021 (2020: £222,651). There have been no grants in aid beyond those mentioned above in connection with specific programmes.

Our close relationship with the Derby and Derbyshire Disabled Soldiers Settlement continues and we remain in conversation with them regarding mutual support.

All expenditure, after essential administration and governance costs, is focused on the maintenance and renewal of the estate.

#### Investment policy and objectives

The rental income from our additional property continues to show an ROI of some 7%pa. The remaining cash reserves are lodged with HSBC. The investment strategy remains under continuous audit and review.

# THE WAR MEMORIAL VILLAGE-DERBY

## REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2021

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### **FINANCIAL REVIEW - continued**

#### **Reserves policy**

In accordance with Charity Commission guidelines, the charity has historically targeted a minimum reserve of around 1.3 times annual revenue - this equates to circa £300k.

However, the new estates strategy and the concomitant works, including reconstruction, have required this figure to be kept somewhat flexible and it currently stands at circa £339k which is above the amount mentioned above. As the plans for reconstruction progress this reserve will be applied to the work, supported by the loans and grants previously mentioned.

The charity has no funds in deficit.

#### **Going concern**

Due to the nature of the charity's activities with rents forming the main source of its income, the effects of the global coronavirus pandemic has had little impact on the results of the charity in the year ended 31 March 2021.

There has been some loss of rental income in the year ended 31 March 2021 due to the ongoing redevelopment and the sad passing of some tenants which has necessitated some refurbishment to existing properties.

The Trustees closely monitor actual performance against budget and some loss of income was envisaged. The successful completion of phase one of the redevelopment towards the end of the 2020/21 year will result in additional rental income from the 2021/22 financial year. Expenditure on responsive repairs and planned works for existing properties within the portfolio are in line with budget for 2020/21.

The trustees consider that there are no issues with going concern.

### **FUTURE PLANS**

The trustees aim to continue the implementation of their 30 year strategy without compromising the provision of quality housing to its tenants.

### **STRUCTURE, GOVERNANCE AND MANAGEMENT**

#### **Governing document**

The War Memorial Village Derby is governed by its Memorandum and Articles of Association and is a company limited by guarantee. The liability of each member is limited to an amount not exceeding £1.

The Charity has a Board of Trustees which also constitutes the Directors of the Company.

#### **Recruitment and appointment of new trustees**

Trustees are selected on the basis of specialist knowledge and previous experience in Director/Trustee - type roles, especially within the social housing and military sectors.

Potential Director/Trustees are interviewed by the serving Board and election is by in-office Director/Trustees based on merit and professional contribution of the candidate.

#### **Induction and training of new trustees**

The Trustees regularly convene a governance seminar delivered by an independent subject matter expert for the purpose of updating the knowledge base with regard to latest changes in Charities and Companies legislation and to discuss good practice.

#### **Wider network**

The charity maintains a close relationship with ex-service organisations through local representatives.

The charity maintains a close relationship with the Derby and Derbyshire Disabled Soldiers' Settlement for the purpose of alleviating distress via financial assistance locally.

#### **Risk management**

The trustees have a duty to identify and review the risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error.

The Board has in place a risk management policy and regularly assesses operating and financial risks advised by the managing agents - Derby Homes Limited.

# THE WAR MEMORIAL VILLAGE-DERBY

## REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2021

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### REFERENCE AND ADMINISTRATIVE DETAILS

**Registered Company number**  
00469476 (England and Wales)

**Registered Charity number**  
241516

**Registered office**  
81 Burton Road  
Derby  
Derbyshire  
DE1 1TJ

**Principal address**  
280 Sinfin Avenue  
Shelton Lock  
DERBY  
Derbyshire  
DE24 9QX

### Trustees

Harvey Jennings  
John Jennings  
Jonathan Smale  
Norma Bracewell  
Micky Doyle  
Alan Grimadell  
Glynn Kearney  
Mel Martin  
Ross McCristal  
Sarah Smith  
Andrew Wall

Chairman  
Vice Chairman  
Treasurer

The Mayor of Derby is the President of the charity and is an Ex-Officio by invitation.

**Company Secretary**  
H Jennings

**Auditors**  
Johnson Tidsall Limited  
Chartered Accountants  
& Statutory Auditor  
81 Burton Road  
Derby  
Derbyshire  
DE1 1TJ

**Bankers**  
HSBC  
Victory Road  
Derby  
Derbyshire  
DE24 9HX

Charity Bank Limited  
Fosse house  
182 High Street  
Tonbridge  
TN9 1BE

# THE WAR MEMORIAL VILLAGE-DERBY

## REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2021

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### REFERENCE AND ADMINISTRATIVE DETAILS - continued

#### Solicitors

Freeth Cartwright  
Cardinal Square  
10 Nottingham Road  
Derby  
DE1 3QT

Mr Jonathan Smale and Mr Harvey Jennings were responsible for the for the day-to-day management of the charity throughout the year.

### STATEMENT OF TRUSTEES' RESPONSIBILITIES

The trustees (who are also the directors of The War Memorial Village-Derby for the purposes of company law) are responsible for preparing the Report of the Trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing those financial statements, the trustees are required to

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity SORP;
- make judgements and estimates that are reasonable and prudent;
- 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 which disclose with reasonable accuracy at any time the financial position of the charitable company and to 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.

In so far as the trustees are aware:

- there is no relevant audit information of which the charitable company's auditors are unaware; and
- the trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditors are aware of that information.

This report has been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

Approved by order of the board of trustees on 22 December 2021 and signed on its behalf by:

  
.....  
H Jennings Trustee

# REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF THE WAR MEMORIAL VILLAGE-DERBY

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## **Opinion**

We have audited the financial statements of The War Memorial Village-Derby (the 'charitable company') for the year ended 31 March 2021 which comprise the Statement of Financial Activities, the Balance Sheet and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 March 2021 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

## **Basis for opinion**

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the charitable company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

## **Conclusions relating to going concern**

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charitable company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

## **Other information**

The trustees are responsible for the other information. The other information comprises the information included in the Annual Report, other than the financial statements and our Report of the Independent Auditors thereon.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements, or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

## **Opinions on other matters prescribed by the Companies Act 2006**

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Report of the Trustees for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Report of the Trustees has been prepared in accordance with applicable legal requirements.

## **Matters on which we are required to report by exception**

In the light of the knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the Report of the Trustees.

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the trustees were not entitled to take advantage of the small companies' exemption from the requirement to prepare a Strategic Report or in preparing the Report of the Trustees.

## REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF THE WAR MEMORIAL VILLAGE-DERBY

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### **Responsibilities of trustees**

As explained more fully in the Statement of Trustees' Responsibilities, the trustees (who are also the directors of the charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charitable company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

# REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF THE WAR MEMORIAL VILLAGE-DERBY

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## **Our responsibilities for the audit of the financial statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue a Report of the Independent Auditors that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

In identifying and assessing the risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, we considered the following:

-The nature and control environment of the charity

-Our discussions with management and governance including whether they had knowledge of any actual, suspected or alleged fraud

-The internal controls to mitigate the risks of fraud

Following our review, we have identified the following areas which are deemed to have the greatest potential for fraud or material misstatement within the financial statements:

- The recognition of rental income
- The evaluation of stage payments in relation to redevelopment costs
- Third party confirmation of ownership of title to freehold property
- Work carried out by agents in relation to property maintenance
- The risk of management override

We also considered any laws and regulations that were central to the operation of the charity including charity law and employment law.

The following procedures were undertaken in respect of the risks where we identified the potential for material misstatement:

- Rental observation test was performed to ensure the completeness of income. Detailed rental summaries per property, including rentals in arrears and paid in advance, were obtained from agents. A control account was prepared, and total income was reconciled to the financial statements. Rent increases were agreed to trustees' meeting minutes. A sample of tenants' agreements were obtained and agreed to rental records.

- Costs of redevelopment were agreed to stage payment invoices raised and percentage completion agreed to architect certificates which also confirmed the total project cost.

- Ownership of all freehold properties individually detailed in the charitable company's portfolio was confirmed with HM Land Registry.

- Detailed schedules of work carried out per property by acting agents for the charitable company were reviewed and costs agreed to amounts paid quarterly by the charity. A sample of non-routine expenditure requiring trustee approval was agreed to email.

- No journal entries were posted by the charity. During our audit we considered any large, unusual or transactions outside the normal course of business which were highlighted as a result of our testing.

- We reviewed the minutes of trustees' meetings and controls put in place by the board of trustees including a review of their risk assessment.

- At the planning stage we discussed with management any laws and regulations which were central to the operation of the charity.

-The financial statements were reviewed alongside our disclosure checklists to identify any unusual or unexpected relationships or any areas of non-compliance. Discussions were held with management where it was considered additional disclosures were required.

## REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF THE WAR MEMORIAL VILLAGE-DERBY

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- We remained alert to any indications of fraud, material misstatement or non-compliance with laws and regulations throughout the audit including those relating to the financial statements.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our Report of the Independent Auditors.

### Use of our report

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charitable company's members those matters we are required to state to them in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charitable company and the charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.



David Mellor FCA (Senior Statutory Auditor)  
for and on behalf of Johnson Tidsall Limited  
Chartered Accountants  
& Statutory Auditor  
81 Burton Road  
Derby  
Derbyshire  
DE1 1TJ

Date: 22/12/2021.....

**THE WAR MEMORIAL VILLAGE-DERBY**

**STATEMENT OF FINANCIAL ACTIVITIES  
(INCORPORATING AN INCOME AND EXPENDITURE ACCOUNT)  
FOR THE YEAR ENDED 31 MARCH 2021**

	Notes	Unrestricted funds £	Restricted funds £	2021 Total funds £	2020 Total funds £
<b>INCOME AND ENDOWMENTS FROM</b>					
Donations and legacies	3	5,524	126,600	132,124	180,024
<b>Charitable activities</b>					
Housing services	6	211,758	-	211,758	222,651
Other trading activities	4	-	-	-	1,081
Investment income	5	114	-	114	1,801
<b>Total</b>		<b>217,396</b>	<b>126,600</b>	<b>343,996</b>	<b>405,557</b>
<b>EXPENDITURE ON</b>					
Raising funds	7	1,278	-	1,278	507
<b>Charitable activities</b>					
Housing services	8	236,941	-	236,941	317,462
<b>Total</b>		<b>238,219</b>	<b>-</b>	<b>238,219</b>	<b>317,969</b>
<b>NET INCOME/(EXPENDITURE)</b>		<b>(20,823)</b>	<b>126,600</b>	<b>105,777</b>	<b>87,588</b>
<b>RECONCILIATION OF FUNDS</b>					
<b>Total funds brought forward</b>		<b>5,003,645</b>	<b>177,289</b>	<b>5,180,934</b>	<b>5,093,346</b>
<b>TOTAL FUNDS CARRIED FORWARD</b>		<b><u>4,982,822</u></b>	<b><u>303,889</u></b>	<b><u>5,286,711</u></b>	<b><u>5,180,934</u></b>

The notes form part of these financial statements

**THE WAR MEMORIAL VILLAGE-DERBY**

Company number 00469476

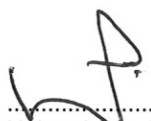
**BALANCE SHEET**

31 MARCH 2021

	Notes	Unrestricted funds £	Restricted funds £	2021 Total funds £	2020 Total funds £
<b>FIXED ASSETS</b>					
Intangible assets	14	6,300	-	6,300	8,400
Tangible assets	15	<u>5,506,712</u>	<u>227,496</u>	<u>5,734,208</u>	<u>5,127,340</u>
		5,513,012	227,496	5,740,508	5,135,740
<b>CURRENT ASSETS</b>					
Debtors	16	12,080	72,504	84,584	17,546
Cash at bank		<u>374,875</u>	<u>3,889</u>	<u>378,764</u>	<u>277,430</u>
		386,955	76,393	463,348	294,976
<b>CREDITORS</b>					
Amounts falling due within one year	17	(538,921)	-	(538,921)	(24,403)
<b>NET CURRENT ASSETS</b>		<u>(151,966)</u>	<u>76,393</u>	<u>(75,573)</u>	<u>270,573</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		5,361,046	303,889	5,664,935	5,406,313
<b>CREDITORS</b>					
Amounts falling due after more than one year	18	(378,224)	-	(378,224)	(225,379)
<b>NET ASSETS</b>		<u>4,982,822</u>	<u>303,889</u>	<u>5,286,711</u>	<u>5,180,934</u>
<b>FUNDS</b>	21				
Unrestricted funds				4,982,822	5,003,645
Restricted funds				<u>303,889</u>	<u>177,289</u>
<b>TOTAL FUNDS</b>				<u>5,286,711</u>	<u>5,180,934</u>

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

The financial statements were approved by the Board of Trustees and authorised for issue on 22 December 2021 and were signed on its behalf by:

  
.....  
H Jennings - Trustee

The notes form part of these financial statements

# THE WAR MEMORIAL VILLAGE-DERBY

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021

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### 1. STATUTORY INFORMATION

The War Memorial Village - Derby is a charitable company, registered in England and Wales. The charitable company's registered company number, registered charity number, registered office address and business address can be found in the reference and administrative details of the Report of the Trustees.

The presentation currency of the financial statements is the Pound Sterling £.

### 2. ACCOUNTING POLICIES

#### **Basis of preparing the financial statements**

The financial statements of the charitable company, 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 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006. The financial statements have been prepared under the historical cost convention, as modified by the revaluation of certain assets.

#### **Going concern**

The financial statements have been prepared on a going concern basis as the trustees believe that no material uncertainties exist. The trustees have considered the level of funds held and the expected level of income and expenditure for 12 months from authorising these financial statements. Phase one of the charity's redevelopment programme of its property portfolio progressed in the year. Funding and grants secured in 2019 totalling £900,000 have been part utilised. Phase one obtained its Practical Completion Certificate towards the end of the year ended 31 March 2021. The budgeted income and expenditure both in the short term and medium term is considered sufficient with the level of reserves for the charity to be able to continue as a going concern.

#### **Significant judgements and 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 if revision only affects that period, or in the period of the revision and future periods if the revision affects both current and future periods.

The following judgements and estimates have been made in the process of applying the charitable company's accounting policies that have had the most significant effect on amounts recognised in the financial statements:

Freehold property additions - late costs in relation to the final invoice and retention of phase one of the new build have been capitalised in the year on the basis that the practical completion certificate was issued by the year end.

Grants - grants have been recognised in accordance with the terms of the grant on a performance basis which is linked to the completion stages of the new build.

Depreciation - the useful life of freehold properties, which are housing properties, is based on component accounting. Estimates are calculated on historic experience and current expectations of useful life.

#### **Financial reporting standard 102 - reduced disclosure exemptions**

The charitable company has taken advantage of the following disclosure exemptions in preparing these financial statements, as permitted by FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland':

- the requirements of Section 7 Statement of Cash Flows.

#### **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.

For donations to be recognised the charity will have been notified of the amounts and the settlement date. If there are conditions attached to the donation and this requires a level of performance before entitlement can be obtained, then income is deferred until those conditions are fully met or the fulfilment of those conditions is within the control of the charity, and it is probable that they will be fulfilled.

Income from charitable activities includes income earned from rents. Income is received in exchange for supplying services in order to raise funds and is recognised when entitlement has occurred.

# THE WAR MEMORIAL VILLAGE-DERBY

## NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 31 MARCH 2021

---

### 2. ACCOUNTING POLICIES - continued

#### Income

Income from trading activities includes income earned from fundraising events and trading activities to raise funds for the charity. Income is received in exchange for supplying goods and services in order to raise funds and is recognised when entitlement has occurred.

Investment income is earned through holding assets for investment purposes such as bank deposit accounts. It relates to bank interest. Interest income is recognised using the effective interest method and income is recognised as the charity's right to receive payment is established.

The charity received a local government grant in respect of funding for phase one of its property redevelopment programme. Income from government grants is recognised at fair value when the charity has entitlement after any performance conditions have been met, it is probable that the income will be received and the amount can be measured reliably.

#### Debtors

Other debtors are recognised at the settlement amount due less any discount. Prepayments are valued at the amount prepaid.

#### 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.

#### Development costs

Development costs incurred in relation to phase one of the redevelopment of freehold properties has been capitalised under freehold land and buildings on the basis that previous properties have been demolished and the site cleared for construction.

#### Creditors

Creditors 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 or estimated reliably. Creditors are recognised at their settlement amount.

#### Governance costs

Governance costs comprise all costs involving the public accountability of the charity and include the reimbursement of trustees' expenses and costs related to the statutory audit.

#### Allocation and apportionment of costs

The costs of the charity have been apportioned on the basis of the amount spent on the main activity of the charity which is the provision of housing services.

#### Intangible assets

Amortisation is calculated so as to write off the cost of an asset, less its estimated residual value, over the useful economic life of that asset as follows:

Computer software re Website - over 5 years straight line

#### Tangible fixed assets

Freehold properties were reflected at valuation on 31 March 2014. Under FRS 102 the trustees have elected to reflect the freehold at deemed cost. Tangible fixed assets are now stated at cost or deemed cost less accumulated depreciation. Cost includes costs directly attributable to making the asset capable of operating as intended.

Freehold properties, which are housing properties, are split between the structure and those major components which require periodic replacement. Replacement or restoration of such major components is capitalised and depreciated over the average estimated useful life, The War Memorial Village Derby's asset management strategy and the requirements of the Decent Homes Standard.

# THE WAR MEMORIAL VILLAGE-DERBY

## NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 31 MARCH 2021

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### 2. ACCOUNTING POLICIES - continued

#### Tangible fixed assets

Depreciation is charged over the expected useful economic lives of each component as follows:

	Years
Structure	100
Roof	50
Windows and doors	30
Kitchens and bathrooms	25
Mechanical services	20
Heating and plumbing	25
Fit out costs	25

A transfer is made from the revaluation reserve to the income and expenditure account equal to the difference between depreciation for the year calculated on the basis of the historical cost and the actual depreciation charge which is calculated using the revalued amounts.

In addition, depreciation is provided at an annual rate on the following assets:

Improvements to property	4% straight line
Fixtures and fittings	20% straight line
Computer equipment	25% straight line

Assets under construction are shown under freehold properties but have not been depreciated.

#### Taxation

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

#### Fund accounting

The charity has both restricted and unrestricted funds. All funds are used to benefit and promote the charitable objects of the charity.

Unrestricted funds are general funds which are available for use at the discretion of the trustees in furtherance of the general objectives of the charity and which have not been designated for other purposes.

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 restricted fund is included in the notes to the financial statements.

#### Financial instruments

Financial instruments are classified and accounted for, according to the substance of the contractual arrangement, as either financial assets, financial liabilities or equity instruments. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

### 3. DONATIONS AND LEGACIES

	2021	2020
	£	£
Donations	5,523	6,624
Grants	<u>126,601</u>	<u>173,400</u>
	<u>132,124</u>	<u>180,024</u>

**THE WAR MEMORIAL VILLAGE-DERBY**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 MARCH 2021**

**3. DONATIONS AND LEGACIES - continued**

Grants received, included in the above, are as follows:

	2021 £	2020 £
Derby City Council	<u>126,601</u>	<u>173,400</u>

The grant is in relation to phase one of the new build and has been given to provide new suitable homes that are fit for purpose and meet the current design requirements for wheelchair users enabling specialist housing.

**4. OTHER TRADING ACTIVITIES**

	2021 £	2020 £
Fundraising events	-	770
Raffle	<u>-</u>	<u>311</u>
	<u>-</u>	<u>1,081</u>

Raffle prizes were all donated to the charity by local businesses and individuals. The trustees consider that it is impractical and potentially misleading to quantify the value of these donated goods.

**5. INVESTMENT INCOME**

	2021 £	2020 £
Deposit account interest	<u>114</u>	<u>1,801</u>

**6. INCOME FROM CHARITABLE ACTIVITIES**

	2021 £	2020 £
Rental income	<u>211,758</u>	<u>222,651</u>

Activity  
Housing services

**7. RAISING FUNDS**

**Other trading activities**

	2021 £	2020 £
Licensing	20	20
Printing costs	-	271
Just Giving charges	216	216
Memory sticks	699	-
Social media costs	<u>343</u>	<u>-</u>
	<u>1,278</u>	<u>507</u>

**8. CHARITABLE ACTIVITIES COSTS**

	Direct Costs (see note 9) £	Support costs (see note 10) £	Totals £
Housing services	<u>233,341</u>	<u>3,600</u>	<u>236,941</u>

**THE WAR MEMORIAL VILLAGE-DERBY**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 MARCH 2021**

**9. DIRECT COSTS OF CHARITABLE ACTIVITIES**

	2021	2020
	£	£
Rates and water	561	160
Service costs	82,272	157,103
Grounds maintenance	16,596	10,144
Management fee	38,607	37,694
Rents	6,000	6,000
Insurance	6,488	7,579
Data processing	60	820
Printing, postage & stationery	122	818
General costs	30	1,034
Appeals and donations	2,194	1,100
70th celebrations	-	20,829
Bad debts	3,440	116
Internet hosting	450	-
Depreciation	59,424	58,101
Loss on sale of assets	257	-
Interest payable and similar charges	16,840	11,571
	<u>233,341</u>	<u>313,069</u>

**10. SUPPORT COSTS**

	Governance costs £
Housing services	<u>3,600</u>

Support costs, included in the above, are as follows:

**Governance costs**

	2021	2020
	Housing services £	Total activities £
Trustees' expenses	-	397
Auditors' remuneration	3,200	3,120
Accountancy and legal fees	400	876
	<u>3,600</u>	<u>4,393</u>

**11. NET INCOME/(EXPENDITURE)**

Net income/(expenditure) is stated after charging/(crediting):

	2021	2020
	£	£
Auditors' remuneration	3,200	3,120
Depreciation - owned assets	57,324	56,002
Deficit on disposal of fixed assets	257	-
Computer software amortisation	2,100	2,100
	<u>62,881</u>	<u>117,222</u>

## THE WAR MEMORIAL VILLAGE-DERBY

### NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 31 MARCH 2021

#### 12. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 March 2021 nor for the year ended 31 March 2020.

Two (2020: three) properties within the War Memorial Village Derby are let to the following trustees. The rents are commensurate with similar properties within the village.

Trustee	Annual rental 2021 £	Annual rental 2020 £
M Doyle	4,987	4,894
A Hibbert (to 30.04.19)	-	369
M Martin	5,150	5,057
Total	<u>10,137</u>	<u>10,320</u>

#### Trustees' expenses

	2021 £	2020 £
Trustees' expenses	<u>-</u>	<u>397</u>

Travelling expenses totalling £nil (2020: £397) were reimbursed to no (2020: two) trustees.

#### 13. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds £	Restricted funds £	Total funds £
<b>INCOME AND ENDOWMENTS FROM</b>			
Donations and legacies	6,624	173,400	180,024
<b>Charitable activities</b>			
Housing services	222,651	-	222,651
Other trading activities	1,081	-	1,081
Investment income	<u>1,801</u>	<u>-</u>	<u>1,801</u>
<b>Total</b>	232,157	173,400	405,557
<b>EXPENDITURE ON</b>			
Raising funds	507	-	507
<b>Charitable activities</b>			
Housing services	317,462	-	317,462
<b>Total</b>	<u>317,969</u>	<u>-</u>	<u>317,969</u>
<b>NET INCOME/(EXPENDITURE)</b>	(85,812)	173,400	87,588
<b>RECONCILIATION OF FUNDS</b>			
<b>Total funds brought forward</b>	<u>5,089,457</u>	<u>3,889</u>	<u>5,093,346</u>
<b>TOTAL FUNDS CARRIED FORWARD</b>	<u>5,003,645</u>	<u>177,289</u>	<u>5,180,934</u>

## THE WAR MEMORIAL VILLAGE-DERBY

### NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 31 MARCH 2021

#### 14. INTANGIBLE FIXED ASSETS

	Computer software £
<b>COST</b>	
At 1 April 2020 and 31 March 2021	<u>10,500</u>
<b>AMORTISATION</b>	
At 1 April 2020	2,100
Charge for year	<u>2,100</u>
At 31 March 2021	<u>4,200</u>
<b>NET BOOK VALUE</b>	
At 31 March 2021	<u>6,300</u>
At 31 March 2020	<u>8,400</u>

#### 15. TANGIBLE FIXED ASSETS

	Freehold property £	Improvements to property £	Fixtures and fittings £	Computer equipment £	Totals £
<b>COST</b>					
At 1 April 2020	5,369,428	42,470	16,883	2,815	5,431,596
Additions	662,157	-	1,730	562	664,449
Disposals	<u>-</u>	<u>-</u>	<u>-</u>	<u>(399)</u>	<u>(399)</u>
At 31 March 2021	<u>6,031,585</u>	<u>42,470</u>	<u>18,613</u>	<u>2,978</u>	<u>6,095,646</u>
<b>DEPRECIATION</b>					
At 1 April 2020	298,909	1,699	2,801	847	304,256
Charge for year	51,279	1,699	3,664	682	57,324
Eliminated on disposal	<u>-</u>	<u>-</u>	<u>-</u>	<u>(142)</u>	<u>(142)</u>
At 31 March 2021	<u>350,188</u>	<u>3,398</u>	<u>6,465</u>	<u>1,387</u>	<u>361,438</u>
<b>NET BOOK VALUE</b>					
At 31 March 2021	<u>5,681,397</u>	<u>39,072</u>	<u>12,148</u>	<u>1,591</u>	<u>5,734,208</u>
At 31 March 2020	<u>5,070,519</u>	<u>40,771</u>	<u>14,082</u>	<u>1,968</u>	<u>5,127,340</u>

Included in cost or valuation of land and buildings is freehold land of £2,525,547 (2020 - £2,525,547) which is not depreciated.

Freehold properties within The War Memorial Village Derby portfolio were valued by a firm of commercial property consultants and land agents as at 31 March 2014 in accordance with the RICS Valuation - Professional Standards on the basis of market value with vacant possession specific for Social Housing. On transition to FRS102 this valuation was elected as deemed cost for the asset portfolio.

The historical cost of housing properties less depreciation is £2,457,889 (2020: £1,836,809).

The cost of assets in relation to phase one of the War Memorial Village redevelopment amounting to £1,350,911 are included in additions to freehold land and buildings. They include planning costs, legal and professional fees, demolition costs and building costs. Depreciation has not been provided as the Practical Completion Certificate was only just completed by the year end.

## THE WAR MEMORIAL VILLAGE-DERBY

### NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 31 MARCH 2021

#### 16. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2021	2020
	£	£
Other debtors	<u>84,584</u>	<u>17,546</u>

#### 17. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2021	2020
	£	£
Bank loans and overdrafts (see note 19)	16,153	6,000
Other creditors	502,407	6,563
Accruals and deferred income	<u>20,361</u>	<u>11,840</u>
	<u>538,921</u>	<u>24,403</u>

Other creditors as at 31 March 2021 include final costs, including retentions, of phase 1 of the new build completed by the year end of £479,575.

#### 18. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	2021	2020
	£	£
Bank loans (see note 19)	<u>378,224</u>	<u>225,379</u>

#### 19. LOANS

An analysis of the maturity of loans is given below:

	2021	2020
	£	£
Amounts falling due within one year on demand: Bank loans	<u>16,153</u>	<u>6,000</u>
Amounts falling due between two and five years: Bank loans - 2-5 years	<u>69,414</u>	<u>48,081</u>
Amounts falling due in more than five years: Repayable by instalments: Bank loans more 5 yr by instal	<u>308,810</u>	<u>177,298</u>

The bank loan is secured by a first legal charge dated 20 December 2019 over all freehold property known as land on the north side of Sinfin Road, Shelton Lock, Derby.

Bank loan terms of repayment are December 2039 and interest is payable at 2.75% above base rate on the principal amount. If this falls below 0% then the floor is 0%.

THE WAR MEMORIAL VILLAGE-DERBY

NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 MARCH 2021

20. SECURED DEBTS

The following secured debts are included within creditors:

	2021 £	2020 £
Bank loans	<u>394,377</u>	<u>231,379</u>

21. MOVEMENT IN FUNDS

	At 1/4/20 £	Net movement in funds £	Transfers between funds £	At 31/3/21 £
<b>Unrestricted funds</b>				
General fund	1,252,390	(20,823)	10,202	1,241,769
Revaluation fund	<u>3,751,255</u>	-	<u>(10,202)</u>	<u>3,741,053</u>
	5,003,645	(20,823)	-	4,982,822
<b>Restricted funds</b>				
Welfare fund	3,889	-	-	3,889
Property redevelopment	<u>173,400</u>	<u>126,600</u>	-	<u>300,000</u>
	177,289	126,600	-	303,889
<b>TOTAL FUNDS</b>	<u>5,180,934</u>	<u>105,777</u>	-	<u>5,286,711</u>

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
<b>Unrestricted funds</b>			
General fund	217,396	(238,219)	(20,823)
<b>Restricted funds</b>			
Property redevelopment	<u>126,600</u>	-	<u>126,600</u>
<b>TOTAL FUNDS</b>	<u>343,996</u>	<u>(238,219)</u>	<u>105,777</u>

Comparatives for movement in funds

	At 1/4/19 £	Net movement in funds £	Transfers between funds £	At 31/3/20 £
<b>Unrestricted funds</b>				
General fund	1,328,000	(85,812)	10,202	1,252,390
Revaluation fund	<u>3,761,457</u>	-	<u>(10,202)</u>	<u>3,751,255</u>
	5,089,457	(85,812)	-	5,003,645
<b>Restricted funds</b>				
Welfare fund	3,889	-	-	3,889
Property redevelopment	-	<u>173,400</u>	-	<u>173,400</u>
	3,889	173,400	-	177,289
<b>TOTAL FUNDS</b>	<u>5,093,346</u>	<u>87,588</u>	-	<u>5,180,934</u>

**THE WAR MEMORIAL VILLAGE-DERBY**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 MARCH 2021**

**21. MOVEMENT IN FUNDS - continued**

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
<b>Unrestricted funds</b>			
General fund	232,157	(317,969)	(85,812)
<b>Restricted funds</b>			
Property redevelopment	173,400	-	173,400
<b>TOTAL FUNDS</b>	<u>405,557</u>	<u>(317,969)</u>	<u>87,588</u>

A current year 12 months and prior year 12 months combined position is as follows:

	At 1/4/19 £	Net movement in funds £	Transfers between funds £	At 31/3/21 £
<b>Unrestricted funds</b>				
General fund	1,328,000	(106,635)	20,404	1,241,769
Revaluation fund	<u>3,761,457</u>	<u>-</u>	<u>(20,404)</u>	<u>3,741,053</u>
	5,089,457	(106,635)	-	4,982,822
<b>Restricted funds</b>				
Welfare fund	3,889	-	-	3,889
Property redevelopment	<u>-</u>	<u>300,000</u>	<u>-</u>	<u>300,000</u>
	<u>3,889</u>	<u>300,000</u>	<u>-</u>	<u>303,889</u>
<b>TOTAL FUNDS</b>	<u>5,093,346</u>	<u>193,365</u>	<u>-</u>	<u>5,286,711</u>

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
<b>Unrestricted funds</b>			
General fund	449,553	(556,188)	(106,635)
<b>Restricted funds</b>			
Property redevelopment	300,000	-	300,000
<b>TOTAL FUNDS</b>	<u>749,553</u>	<u>(556,188)</u>	<u>193,365</u>

Restricted funds comprise:

**Welfare fund**

Relates to a donation from the Royal British Legion Allenton being a small relief fund for the welfare of disadvantaged servicemen and ex- servicemen.

**Redevelopment fund**

The fund relates to the allocation of Right to Buy receipts as grant funding from Derby City Council. The grant is for the replacement of unsuitable properties and the provision of new homes.

## THE WAR MEMORIAL VILLAGE-DERBY

### NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 31 MARCH 2021

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#### 21. MOVEMENT IN FUNDS - continued

##### Transfers between funds

A transfer is made from the revaluation reserve to the income and expenditure account equal to the difference between the depreciation charge for the year calculated on the basis of historical cost and the actual depreciation charge which is calculated using the revalued amounts.

#### 22. CAPITAL COMMITMENTS

	2021	2020
	£	£
Contracted but not provided for in the financial statements	<u>-</u>	<u>553,000</u>

#### 23. OTHER FINANCIAL COMMITMENTS

As at 31 March 2021 the charity had financial commitments of £78,000 (2020: £84,000) in respect of rents on leasehold properties. The commitment represents rents for the term of the lease which expires in 2034.

#### 24. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 March 2021.

#### 25. ULTIMATE CONTROLLING PARTY

The charitable company is controlled by its Board of Trustees.