

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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THE WAR MEMORIAL VILLAGE-DERBY

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2025

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

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

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

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

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 29th 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

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

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

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.

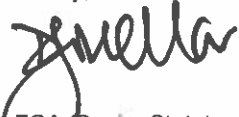
REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF THE WAR MEMORIAL VILLAGE-DERBY

- 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. 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

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

The notes form part of these financial statements

BALANCE SHEET
31 MARCH 2025

	Notes	Unrestricted funds £	Restricted funds £	2025 Total funds £	2024 Total funds £
FIXED ASSETS					
Tangible assets	13	5,315,547	183,072	5,498,619	5,520,258
CURRENT ASSETS					
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
CREDITORS					
Amounts falling due within one year	15	(72,333)	-	(72,333)	(60,856)
NET CURRENT ASSETS		<u>334,184</u>	<u>3,889</u>	<u>338,073</u>	<u>301,781</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		5,649,731	186,961	5,836,692	5,822,039
CREDITORS					
Amounts falling due after more than one year	16	(494,578)	-	(494,578)	(513,849)
NET ASSETS		<u>5,155,153</u>	<u>186,961</u>	<u>5,342,114</u>	<u>5,308,190</u>
FUNDS	19				
Unrestricted funds				5,155,153	5,091,997
Restricted funds				<u>186,961</u>	<u>216,193</u>
TOTAL FUNDS				<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:

29th 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

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

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

4. INVESTMENT INCOME

	2025	2024
	£	£
Deposit account interest	<u>2,989</u>	<u>2,657</u>

5. INCOME FROM CHARITABLE ACTIVITIES

	2025	2024
	£	£
Rental income	<u>342,732</u>	<u>315,182</u>
Activity		
Housing services		

6. CHARITABLE ACTIVITIES COSTS

	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>

7. DIRECT COSTS OF CHARITABLE ACTIVITIES

	2025	2024
	£	£
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

	2025 £	2024 £
Trustees' expenses	<u>1,830</u>	<u>2,606</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 £
INCOME AND ENDOWMENTS FROM			
Donations and legacies	695	-	695
Charitable activities			
Housing services	315,182	-	315,182
Investment income	<u>2,657</u>	-	<u>2,657</u>
Total	<u>318,534</u>	-	<u>318,534</u>
EXPENDITURE ON			
Charitable activities			
Housing services	<u>242,835</u>	<u>29,232</u>	<u>272,067</u>
NET INCOME/(EXPENDITURE)	75,699	(29,232)	46,467
RECONCILIATION OF FUNDS			
Total funds brought forward	<u>5,016,298</u>	<u>245,425</u>	<u>5,261,723</u>
TOTAL FUNDS CARRIED FORWARD	<u>5,091,997</u>	<u>216,193</u>	<u>5,308,190</u>

12. INTANGIBLE FIXED ASSETS

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

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

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	2,149	1,950
	<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

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>

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

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

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	345,738	(282,582)	63,156
Restricted funds			
Property redevelopment	-	(29,232)	(29,232)
TOTAL FUNDS	<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 £
Unrestricted funds				
General fund	1,295,649	75,699	10,202	1,381,550
Revaluation fund	<u>3,720,649</u>	<u>-</u>	<u>(10,202)</u>	<u>3,710,447</u>
	5,016,298	75,699	-	5,091,997
Restricted funds				
Welfare fund	3,889	-	-	3,889
Property redevelopment	<u>241,536</u>	<u>(29,232)</u>	<u>-</u>	<u>212,304</u>
	245,425	(29,232)	-	216,193
TOTAL FUNDS	<u>5,261,723</u>	<u>46,467</u>	<u>-</u>	<u>5,308,190</u>

THE WAR MEMORIAL VILLAGE-DERBY

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

19. MOVEMENT IN FUNDS - continued

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

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	318,534	(242,835)	75,699
Restricted funds			
Property redevelopment	-	(29,232)	(29,232)
TOTAL FUNDS	<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

23. ULTIMATE CONTROLLING PARTY

The charitable company is controlled by its Board of Trustee