

Charity Registered No: 260380



**THE DACON TRUST LIMITED**

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FOR THE YEAR ENDED 31 DECEMBER 2023**

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**THE DACON TRUST LIMITED**

**REFERENCE AND ADMINISTRATIVE DETAILS  
FOR THE YEAR ENDED 31 DECEMBER 2023**

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<b>TRUSTEES</b>	Ms V S P Godfrey (resigned 9/11/23) Mr D Flynn Mrs K Hyde Mrs S A Croft Mr D Godfrey Mr G E Mitchell (appointed 10/8/23)
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<b>COMPANY SECRETARY</b>	Mrs S A Croft
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<b>REGISTERED OFFICE</b>	26 St Johns Street Colchester Essex CO2 7HB
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<b>REGISTERED COMPANY NUMBER</b>	00968662
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<b>REGISTERED CHARITY NUMBER</b>	260380
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<b>AUDITORS</b>	Haines Watts Statutory Auditors Town Wall House Balkerne Hill Colchester Essex CO3 3AD
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<b>BANKERS</b>	Barclays Bank PLC 9 High Street Colchester Essex CO1 1DD
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**REPORT OF THE TRUSTEES  
FOR THE YEAR ENDED 31 DECEMBER 2023**

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The trustees who are also directors of the charity for the purpose of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 31 December 2023.

The financial statements have been prepared in accordance with the accounting policies set out in the notes to the financial statements and comply with the charity's governing document. 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**

The objectives of the Charity are to support the education and development of life and employment skills for adults and young people with mild and moderate learning disabilities.

**Activities and Achievements**

The Charity's main activity remains the provision of day services at the Level Best Enterprises Hub in Colchester. Level Best is made up of four enterprises - Level Best Café, Level Best Art and Gallery (including digital art and design), Level Best Seasonal and Level Best Gardening (Allotment and Park Rangers).

In April 2023, after 15 years, Level Best operations moved from Darcy House to the new, purpose-built premises on St Johns Street. The move enabled Level Best to increase Trainee session capacity by 30% from 170 sessions a week to 221 a week. The increased space offered by the new premises has also allowed for new workshops to be delivered to Trainees, which in 2023 included Lino Printing, Stop Motion animation and a Gonk Making workshop.

Throughout 2023, Level Best continued to work with PR and Marketing agency TWI with the objective of increasing the Level Best profile in the local community and to generate interest around the opening of St Johns Street. Key achievements from this were the launch of the new Level Best Enterprises website in April 2023 (which has been viewed by 22,900 people), increased social media following (50% Instagram, 80% Facebook) and the launch of the Level Best Enterprises LinkedIn Business page, with the ambition to reach the business community and build engagement for collaboration, sponsorship and volunteering.

**Level Best Café:**

Since opening in April 2023, the new Café and kitchen space at St Johns Street has become a thriving café and valued community hub. The increased space and new front of house serving area has meant Café session capacity has increased by 40% and has given Trainees opportunities to learn new skills such as making a variety of hot drinks, serving cakes and pastries, using the till and customer service.

Following the move, Café opening hours were increased and a new menu was launched with the intention to attract customers throughout the day. Customer numbers and Café sales exceeded expectations throughout the year. This was also aided by the provision of over 35 buffets ranging from 10 to 200 people and over 450 cakes to order.

**Level Best Art and Gallery:**

The new and improved Art Studio and Gallery space at St Johns Street has made a huge difference to the Trainee experience. With more space available in the Art Studio, Trainees can access more activities such as silk printing and sculpture. There is also a designated exhibition space in the Café to showcase, celebrate and sell Trainee artwork.

Throughout 2023, Trainee artwork featured in several external exhibitions, including 'A Space to Connect' at the Art of Tattoo, a nature themed exhibit at 'Leaf Gallery', 'We are the Minorities' gallery and 'Artworks Together'.

## **THE DACON TRUST LIMITED**

### **REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2023**

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The new Level Best Gallery was an instant success with local artists and creatives, with exhibition slots booked until 2026. Trainees continue to be involved in the Gallery through administrative tasks (promotion, emailing contracts etc) as well as assisting in curating exhibitions. Trainees were also fortunate enough to work with one of the 2023 exhibiting artists to create weekly performances for the public.

#### **Level Best Seasonal:**

Before the move to St Johns Street, the seasonal enterprise shared preparation space with the kitchen and Café, which limited the produce that could be made and sold. With a purpose-built seasonal space, Trainees have room to learn valuable preparation skills and enjoy the seasonal process.

The new Café space has a small 'shop' area for Seasonal goods. As Café numbers have increased, so too has the sale of seasonal produce. Since opening in April 2023, over 900 jars of jams, chutney and marmalade have been sold.

In 2023, Level Best stocked and sold seasonal produce in the Colchester Food Coop, Lavenham Open Gardens, Rice and Spice festival, a private wedding event and an eco-friendly shop in Colchester.

#### **Level Best Gardening:**

Level Best secured a second allotment plot, next to the current plot. The new allotment will be used to create a shaded structure, plant more trees and have lots more space for activities and Vegetable beds. Funding was secured from Anglian Community Trust for a compost toilet which was constructed with the help of volunteers on the new allotment plot.

The park ranger sessions continued with lots of varied activities including, wildflower planting, orchard maintenance, pond clearance, litter picking and flower bed clearing/ planting. Level Best and park rangers featured in the Colchester gazette as a part of the Colchester council biodiversity city scheme.

Mencap continue to occupy Fitzwalter House providing accommodation for learning disabled adult residents. Discussions continue with potential partners as to how the rest of the land at Great Tey could be used.

The Charity's activities are financed by a combination investment income together with charges made to trainees for attendance which are funded either by local authorities or privately. There is a small reliance on volunteers for day-to-day operations although the members of the Management Committee serve in a voluntary capacity.

The majority of the Charity's investments are managed by CCLA Investment Management Limited who provide a quarterly report and with whom regular meetings are held to review investment strategy.

The board of Trustees has remained broadly consistent throughout the year however the board continue to seek new appointments where they could bring skillsets that will benefit the Charity going forwards.

Alison Ling remains responsible for the day to day management of Level Best Enterprises in Colchester and is whom reports to the board on operational progress.

#### **PUBLIC BENEFIT**

The trustees of The Dacon Trust Limited have had due regard to the guidance on public benefit published by the Charity Commission in exercising their powers or duties.

## **THE DACON TRUST LIMITED**

### **REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2023**

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#### **FINANCIAL REVIEW**

##### **Reserves policy**

The Council of Management has considered the financial requirements of the Charity taking into account the current position and future plans. They have taken particular note of the following:

1. The funds received from charitable activities have been and are expected to remain inadequate to meet the costs of providing the services. There will be an ongoing requirement for the Charity to provide substantial resources to subsidise the services.
2. There continues to be some doubt over the level of financial support from Local Authorities to fund attendance fees.
3. There are no contracts with trainees and they are free to stop attending at any time.

In the light of this the Council of Management has made the following decisions:

1. The investments fund (including investment properties) currently totalling £2,620,628 (2022: £2,818,276) should be considered an expendable endowment to provide income to fund the Charity's operations.
2. The Fixed Asset Fund is set at a figure of £1,930,032 (2022: £1,831,280) to reflect the value invested in tangible assets.
3. The Charity should aim to hold a general reserve at least equivalent to 12 months expenditure. The reserve totals £84,178 (2022: £3,245).

##### **Financial position**

The activities during the year resulted in a deficit of unrestricted funds of £17,963 (2022: £472,577) for the financial year. Included within this deficit is the increase in the market value of investment of £202,352 (2022: Decrease £371,229).

At the end of the year the charity has a total of £4,634,838 (2022: £4,652,801) in Unrestricted Funds.

##### **Going concern**

After making appropriate enquiries, the board of trustees have a fair expectation that The Dacon Trust Limited has adequate resources to continue in operational existence for the foreseeable future. For this reason, it continues to adopt the going concern basis in preparing the financial statements.

#### **FUTURE PLANS**

The trustees are excited about the development of St Johns Street which will be a bespoke café with a state of the art industry standard kitchen and art gallery. As well as providing improved facilities, the location has increasing footfall which should provide greater income opportunities, enabling the charity to invest in its own asset to expand its services to more trainees.

#### **STRUCTURE, GOVERNANCE AND MANAGEMENT**

##### **Governing document**

The Dacon Trust Limited is a company limited by guarantee. The charity is governed by its board of trustees operating under the terms of the memorandum and articles of association.

## **STRUCTURE, GOVERNANCE AND MANAGEMENT**

### **Members' liability**

Each member of the charitable company undertakes to contribute to the assets of the charitable company in the event of it being wound up whilst they are a member, or within one year after they cease to be a member, such amount as may be required, not exceeding £50, for the debts and liabilities contracted before they ceased to be a member.

### **Trustees and management**

The charity has a Council of Management that manages the business of the Charity. No person who is not a member of the Charity is eligible to hold office as a member of the Council. Where appropriate, duties are delegated to employees of the charity, although the Council maintains overall control for the activities and performance of the charity.

The Council of Management meets quarterly to review the performance of the Charity's work.

The board of trustees have also now formed subcommittees in addition to the quarterly review as mentioned above who are also meeting quarterly.

The recruitment and appointment of the members are set out in the articles and memorandum of association.

Persons who are appointed as trustees or members of the Council will be party to an induction process determined by their present role and knowledge of The Dacon Trust Limited.

## **STATEMENT OF TRUSTEES' RESPONSIBILITIES**

The trustees (who are also the directors of The Dacon Trust Limited 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) including Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland".

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.

## **STATEMENT AS TO DISCLOSURE OF INFORMATION TO AUDITORS**

So far as the trustees are aware, there is no relevant information (as defined by Section 418 of the Companies Act 2006) of which the charitable company's auditors are unaware, and each trustee has taken all the steps that they ought to have taken as a trustee in order to make them aware of any audit information and to establish that the charitable company's auditors are aware of that information.

**THE DACON TRUST LIMITED**

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

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**AUDITORS**

The auditors, Haines Watts, will be proposed for re-appointment at the forthcoming Annual General Meeting.

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 4 September 2024 and signed on its behalf by:

Mrs K Hyde - Trustee



## REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF THE DACON TRUST LIMITED

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### Opinion

We have audited the financial statements of The Dacon Trust Limited (the 'charitable company') for the year ended 31 December 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), including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 December 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, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'; 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.

**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:

We obtained an understanding of the legal and regulatory framework applicable to both the charitable company itself and the sector in which it operates. We identified areas of laws and regulations that could reasonably be expected to have a material effect on the financial statements from our sector experience and through discussion with the directors/trustees and management. The most significant were identified as the Companies Act 2006, The Charities Act 2011, UK GAAP including Charity SORP (FRS 102) and relevant tax legislation.

We considered the extent of compliance with those laws and regulations as part of our procedures on the related financial statements. Our audit procedures included:

- We considered the risk of fraud through management override and in response, we incorporated testing of manual journal entries into our audit approach throughout the financial year.
- We also considered the risk of fraud through assumptions and judgements used within the accounting estimates and in response, reviewed and scrutinised these estimates in order to detect possible management bias.
- We also considered the risk of fraud associated with the preparation of the financial statements and in response, tested the disclosures prepared against relevant supporting documentation.

Our audit did not identify any significant matters relating to the detection of irregularities including fraud. However, despite the audit being planned and conducted in accordance with ISAs (UK) there remains an unavoidable risk that material misstatements in the financial statements may not be detected owing to inherent limitations of the audit, and by their very nature, any such instances

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.

**REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF  
THE DACON TRUST LIMITED**

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**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.



Melinda J Simpson ACA (Senior Statutory Auditor)  
for and on behalf of Haines Watts  
Statutory Auditors  
Town Wall House  
Balkerne Hill  
Colchester  
Essex  
CO3 3AD

Date: 6 September 2024

**THE DACON TRUST LIMITED**

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

	Notes	2023 Unrestricted funds £	2022 Total funds £
<b>INCOME AND ENDOWMENTS FROM</b>			
<b>Charitable activities</b>			
Attendance fees, cafe and art supplies		305,801	196,021
Letting of non investment property		33,000	33,185
Investment income	2	86,197	103,029
Other income		46	-
<b>Total</b>		<b>425,044</b>	<b>332,235</b>
<b>EXPENDITURE ON</b>			
Raising funds	3	6,465	5,732
<b>Charitable activities</b>			
Attendance fees, cafe and art supplies	4	638,894	427,851
<b>Total</b>		<b>645,359</b>	<b>433,583</b>
Net gains/(losses) on investments		202,352	(371,229)
<b>NET INCOME/(EXPENDITURE)</b>		<b>(17,963)</b>	<b>(472,577)</b>
<b>RECONCILIATION OF FUNDS</b>			
Total funds brought forward		4,652,801	5,125,378
<b>TOTAL FUNDS CARRIED FORWARD</b>		<b>4,634,838</b>	<b>4,652,801</b>

**CONTINUING OPERATIONS**

All income and expenditure has arisen from continuing operations.

The notes form part of these financial statements

**THE DACON TRUST LIMITED**

**BALANCE SHEET  
31 DECEMBER 2023**

		<b>2023 Unrestricted funds £</b>	<b>2022 Total funds £</b>
	<b>Notes</b>		
<b>FIXED ASSETS</b>			
Tangible assets	10	<b>1,930,032</b>	1,831,280
<b>Investments</b>			
Investments	11	<b>2,320,628</b>	2,518,276
Investment property	12	<b>300,000</b>	300,000
		<b>4,550,660</b>	4,649,556
<b>CURRENT ASSETS</b>			
Debtors	13	<b>81,117</b>	68,924
Cash at bank		<b>147,095</b>	169,062
		<b>228,212</b>	237,986
<b>CREDITORS</b>			
Amounts falling due within one year	14	<b>(144,034)</b>	(234,741)
<b>NET CURRENT ASSETS</b>		<b>84,178</b>	3,245
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<b>4,634,838</b>	4,652,801
<b>NET ASSETS</b>		<b>4,634,838</b>	4,652,801
<b>FUNDS</b>	<b>16</b>		
Unrestricted funds		<b>4,634,838</b>	4,652,801
<b>TOTAL FUNDS</b>		<b>4,634,838</b>	4,652,801

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 4 September 2024 and were signed on its behalf by:

Mrs K Hyde - Trustee

The notes form part of these financial statements

**1. ACCOUNTING POLICIES**

**General information and basis of preparation**

The Dacon Trust Limited is a company limited by guarantee established in England and Wales. The address of the registered office is given in the charity information on page 1 of these financial statements. The nature of the charity's operations and principal activities are to support the education and development of life and employment skills for adults with mild and moderate learning disabilities.

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 are prepared on a going concern basis under the historical cost convention, modified to include certain items at fair value. The financial statements are presented in sterling which is the functional currency of the charity and rounded to the nearest pound.

**Funds**

Unrestricted funds 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. All funds of the charity are unrestricted.

**Significant judgements and estimates**

The preparation of the financial statements requires the Council of Management to make judgements, estimates and assumptions that affect the amounts reported for assets and liabilities at the balance sheet date and the amounts reported as revenue and expenses during the year. However, the nature of estimations means that the actual outcomes could differ from these estimates. The following item is highlighted as a judgement that has had the most significant effect on amounts recognised in the financial statements and the key source of estimation uncertainty.

**Revaluation of Investment Property**

The company carries its Investment Property at fair value, with changes in the fair value being recognised in the SoFA. The investment properties are held at a value which, in the opinion of the trustees, reflects open market value at the balance sheet date.

**Income recognition**

All incoming resources are included in the Statement of Financial Activities (SoFA) when the charity is legally entitled to the income after any performance conditions have been met, the amount can be measured reliably and it is probable that the income will be received.

Income from trading activities is received in exchange for supplying goods and services in order to raise funds and is recognised when entitlement has occurred.

Income from government and other grants are 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. If entitlement is not met then these amounts are deferred.

**1. ACCOUNTING POLICIES - continued**

**Income recognition**

Investment income is earned through holding assets for investment purposes such as shares and property. It includes dividends, interest and rent. Interest income is recognised using the effective interest method and dividend and rent income is recognised as the charity's right to receive payment is established.

**Expenditure recognition**

All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category. Expenditure is recognised where there is a legal or constructive obligation to make payments to third parties, it is probable that the settlement will be required and the amount of the obligation can be measured reliably. Expenditure excludes VAT and is reported as part of the expenditure to which it relates. It is categorised under the following headings:

- Costs of generating funds comprise the costs of operation and maintaining the investment income.
- Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries.
- Support costs are those functions that assist the work of the charity but do not directly undertake charitable activities. Support costs include back office costs, finance, personnel, payroll and governance costs which support the charity's activities. Where support costs relate to more than one activity they have been allocated on the basis of staff time and resources consumed by each activity.

**Fixed assets**

Tangible fixed assets are stated at cost less accumulated depreciation and accumulated impairment losses. Cost includes costs directly attributable to making the asset capable of operating as intended.

Depreciation is provided on all tangible fixed assets, at rates calculated to write off the cost, less estimated residual value, of each asset on a systematic basis over its expected useful life as follows:

Freehold Land & Buildings	- Nil - 5% On Cost
Tenants Improvements	- 33% On Cost
Plant, Machinery, Fixtures & Fittings	- 15% - 30% On Cost

Freehold Land & Buildings are carried at cost. Freehold property is not depreciated on the grounds that the high residual value renders any depreciation charge immaterial. This is a departure from the Companies Act 2006 in order to give a true and fair view.

Assets Under Construction are carried at cost and are not depreciated. Upon completion the carrying value is transferred to Freehold Land and Buildings.

**Investment properties**

Investment properties are measured at fair value at each reporting date with changes in fair value recognised in 'net gains / (losses) on investments' in the SoFA.

**Investments**

Investments are recognised initially at fair value which is normally the transaction price excluding transaction costs. Subsequently, they are measured at fair value with changes recognised in 'net gains / (losses) on investments' in the SoFA if the shares are publicly traded or their fair value can otherwise be measured reliably. Other investments are measured at cost less impairment.



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

**1. ACCOUNTING POLICIES - continued**

**Tax**

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

The Dacon Trust received no similar exemption in respect of Value Added Tax. The Dacon Trust is a partially exempt organisation for VAT purposes and consequently input tax on its purchases are not fully recoverable.

The partial exemption came into effect on 01 April 2023 and for this reason the comparatives are not directly comparable.

**Leases**

Rentals payable and receivable under operating leases are charged to the SoFA on a straight line basis over the period of the lease.

**Employee benefits**

The charity operates a defined contribution plan for the benefit of its employees. Contributions are expensed as they become payable.

**Financial instruments**

The trust only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

**Going concern**

The financial statements are prepared on a going concern basis as there are no material uncertainties that the Charity's ability to continue.

**2. INVESTMENT INCOME**

	<b>2023</b>	2022
	<b>£</b>	£
Income from UK investment properties	<b>19,885</b>	18,180
Income from UK listed investments	<b>63,708</b>	83,899
Deposit account interest	<b><u>2,604</u></b>	<u>950</u>
	<b><u><u>86,197</u></u></b>	<u><u>103,029</u></u>

For year ending 31 December 2022, Income from UK listed investments included an element of Deposit account interest. The appropriate split for the prior year has been detailed within note 2 to allow for a comparative for year ending 31 December 2023.

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

3. RAISING FUNDS

Investment management costs

	2023	2022
	£	£
Letting agent fees	<u>6,465</u>	<u>5,732</u>

4. CHARITABLE ACTIVITIES COSTS

	2023	2022
	£	£
Wages and salaries	298,051	232,329
Employer's national insurance	21,138	8,591
Pensions	13,896	11,056
Rent, rates and water	50,445	52,104
Insurance	14,394	18,881
Light and heat	40,375	12,006
Sundries	11,053	3,340
Repairs and other expenses	70,729	15,640
Advertising	15,148	9,970
Cleaning	13,611	6,376
Staff Training	2,562	178
Motor and travel costs	2,249	1,847
Purchases	40,544	17,914
Depreciation of tangible fixed assets	10,160	5,923
Support costs (see note 5)	<u>34,539</u>	<u>31,696</u>
	<u>638,894</u>	<u>427,851</u>

For year ending 31 December 2023, sundries has been split out further to show the expenditure directly relating to Advertising, Cleaning and Staff Training. Previously, these expenses were included within Sundries for year ending 31 December 2022.

**THE DACON TRUST LIMITED**

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

**5. SUPPORT COSTS**

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Accountancy and other non-audit fees	<b>21,199</b>	11,160
Audit fees	<b>6,615</b>	10,650
Legal and professional fees	<b>6,725</b>	9,886
	<b><u>34,539</u></b>	<b><u>31,696</u></b>

**6. NET INCOME/(EXPENDITURE)**

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

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Depreciation - owned assets	<b>10,160</b>	5,923
Surplus on disposal of fixed assets	<b>(46)</b>	-
Auditors' remuneration - audit of the financial statements	<b>7,150</b>	7,650
Auditors' remuneration - over/under accrual	<b>(535)</b>	3,000
Accountancy and other non-audit services	<b>12,318</b>	10,740
Taxation advisory services	<b>8,881</b>	420
Operating leases - rent	<b><u>40,024</u></b>	<b><u>42,000</u></b>

**7. TRUSTEES' REMUNERATION AND BENEFITS**

The trustees are deemed to be the key management personnel of the charity. There were no trustees' remuneration or other benefits for the year ended 31 December 2023 or for the year ended 31 December 2022.

**Trustees' expenses**

There were no trustees' expenses paid for year ended 31 December 2023 or for the year ending 31 December 2022.

**8. STAFF COSTS**

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Wages and salaries	<b>298,051</b>	232,329
Social security costs	<b>21,138</b>	8,591
Other pension costs	<b><u>13,896</u></b>	<b><u>11,056</u></b>
	<b><u>333,085</u></b>	<b><u>251,976</u></b>

	<b>2023</b>	<b>2022</b>
The average monthly number of employees during the year were:	<b><u>12</u></b>	<b><u>10</u></b>

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

**8. STAFF COSTS - continued**

No employees received emoluments in excess of £60,000.

**9. TAXATION**

No Corporation tax has been provided based on the Company's charitable status.

**10. TANGIBLE FIXED ASSETS**

	Freehold Land & Buildings £	Assets under construction £	Tenants improvements £	Plant & machinery & Fixtures & Fittings £	Totals £
<b>COST</b>					
At 1 January 2023	317,195	1,523,030	24,524	168,546	2,033,295
Additions	-	86,699	-	22,213	108,912
Disposals	-	-	-	(42,444)	(42,444)
Reclassification	<u>1,609,729</u>	<u>(1,609,729)</u>	-	-	-
At 31 December 2023	<u>1,926,924</u>	-	<u>24,524</u>	<u>148,315</u>	<u>2,099,763</u>
<b>DEPRECIATION</b>					
At 1 January 2023	27,200	-	24,524	150,291	202,015
Charge for year	-	-	-	10,160	10,160
Eliminated on disposal	-	-	-	(42,444)	(42,444)
At 31 December 2023	<u>27,200</u>	-	<u>24,524</u>	<u>118,007</u>	<u>169,731</u>
<b>NET BOOK VALUE</b>					
At 31 December 2023	<u>1,899,724</u>	-	-	<u>30,308</u>	<u>1,930,032</u>
At 31 December 2022	<u>289,995</u>	<u>1,523,030</u>	-	<u>18,255</u>	<u>1,831,280</u>

The market value of the freehold land and buildings, in the opinion of the trustees, is in excess of the carrying value in the accounts.

The freehold property relates to land and buildings known as Fitzwalter House, Great Tey and St John's Street Building, Colchester. Part of the property, Fitzwalter House, is let to Mencap to provide accommodation for learning disabled adult residents and the rest of the land is used by the Trust. As it is not possible to determine any investment component reliably it is deemed appropriate to disclose the whole of the property known as Fitzwalter House as Freehold land and buildings.

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

11. FIXED ASSET INVESTMENTS

	Listed investments £
<b>MARKET VALUE</b>	
At 1 January 2023	2,518,276
Disposals	(400,000)
Revaluations	<u>202,352</u>
At 31 December 2023	<u>2,320,628</u>
<b>NET BOOK VALUE</b>	
At 31 December 2023	<u>2,320,628</u>
At 31 December 2022	<u>2,518,276</u>

The above market value of fixed asset investments contains base cost of £911,287 (2022: £1,079,771) and accumulated revaluation gains of £1,409,341 (2022: £1,438,505).

The fixed asset investments were valued on an open market basis on the 31 December 2023 by Churches, Charities and Local Authorities (CCLA) Investment Management Limited. None of these investments were held outside of the United Kingdom.

12. INVESTMENT PROPERTY

	£
<b>FAIR VALUE</b>	
At 1 January 2023 and 31 December 2023	<u>300,000</u>
<b>NET BOOK VALUE</b>	
At 31 December 2023	<u>300,000</u>
At 31 December 2022	<u>300,000</u>

The investment properties are held at a value which, in the opinion of the trustees, reflects open market value at the balance sheet date.

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

13. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2023	2022
	£	£
Trade debtors	7,957	6,002
Other debtors	6,423	5,605
Prepayments and accrued income	<u>66,737</u>	<u>57,317</u>
	<u>81,117</u>	<u>68,924</u>

14. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2023	2022
	£	£
Trade creditors	32,985	4,543
Other taxes and social security	6,345	4,315
Other creditors	58,639	55,669
Accruals and deferred income	<u>46,065</u>	<u>170,214</u>
	<u>144,034</u>	<u>234,741</u>

15. LEASING AGREEMENTS

Minimum lease payments under non-cancellable operating leases fall due as follows:

	2023	2022
	£	£
Within one year	38,132	42,000
Between one and five years	<u>106,451</u>	<u>159,250</u>
	<u>144,583</u>	<u>201,250</u>

After the balance sheet date a settlement was reached to surrender the lease of Darcy House in the sum of £100,000.

LESSOR AGREEMENTS

	2023	2022
	£	£
Within one year	33,000	33,000
Between one and five years	132,000	132,000
In more than five years	<u>66,000</u>	<u>99,000</u>
	<u>231,000</u>	<u>264,000</u>

The above agreement relates to the lease of Fitzwalter House to Mencap.

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

16. MOVEMENT IN FUNDS

	At 1.1.23 £	Net movement in funds £	Transfers between funds £	At 31.12.23 £
<b>Unrestricted funds</b>				
General fund	3,245	(210,201)	291,134	84,178
Fixed Asset Fund	1,831,280	(10,114)	108,866	1,930,032
Investment Fund	<u>2,818,276</u>	<u>202,352</u>	<u>(400,000)</u>	<u>2,620,628</u>
	<u>4,652,801</u>	<u>(17,963)</u>	<u>-</u>	<u>4,634,838</u>
<b>TOTAL FUNDS</b>	<u>4,652,801</u>	<u>(17,963)</u>	<u>-</u>	<u>4,634,838</u>

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

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
<b>Unrestricted funds</b>				
General fund	424,998	(635,199)	-	(210,201)
Fixed Asset Fund	46	(10,160)	-	(10,114)
Investment Fund	<u>-</u>	<u>-</u>	<u>202,352</u>	<u>202,352</u>
	<u>425,044</u>	<u>(645,359)</u>	<u>202,352</u>	<u>(17,963)</u>
<b>TOTAL FUNDS</b>	<u>425,044</u>	<u>(645,359)</u>	<u>202,352</u>	<u>(17,963)</u>

Comparatives for movement in funds

	At 1.1.22 £	Net movement in funds £	Transfers between funds £	At 31.12.22 £
<b>Unrestricted funds</b>				
General fund	628,848	(95,425)	(530,178)	3,245
Fixed Asset Fund	707,025	(5,923)	1,130,178	1,831,280
Investment Fund	<u>3,789,505</u>	<u>(371,229)</u>	<u>(600,000)</u>	<u>2,818,276</u>
	<u>5,125,378</u>	<u>(472,577)</u>	<u>-</u>	<u>4,652,801</u>
<b>TOTAL FUNDS</b>	<u>5,125,378</u>	<u>(472,577)</u>	<u>-</u>	<u>4,652,801</u>

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

**16. MOVEMENT IN FUNDS - continued**

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

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
<b>Unrestricted funds</b>				
General fund	332,235	(427,660)	-	(95,425)
Fixed Asset Fund	-	(5,923)	-	(5,923)
Investment Fund	-	-	(371,229)	(371,229)
	<u>332,235</u>	<u>(433,583)</u>	<u>(371,229)</u>	<u>(472,577)</u>
<b>TOTAL FUNDS</b>	<u>332,235</u>	<u>(433,583)</u>	<u>(371,229)</u>	<u>(472,577)</u>

1. The General Fund represents the accumulated surpluses of the Charity and is available for the general purposes of the Charity.
2. The Fixed Asset Fund represents the value invested in Tangible Fixed Assets less accumulated depreciation.
3. The Investment Fund represents the value invested in the fixed asset investments and is available to provide reserves to assist the Charity in carrying out its objective.

**17. CAPITAL COMMITMENTS**

	<b>2023</b> £	<b>2022</b> £
Contracted but not provided for in the financial statements	<u>-</u>	<u>206,442</u>

**18. RELATED PARTY DISCLOSURES**

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



**19. COMPANY LIMITED BY GUARANTEE**

The charity is a company limited by guarantee. The trustees are named on page 1. In the event of the charity being wound up, the liability in respect of the guarantee is limited to £50 per member of the charity.

**THE DACON TRUST LIMITED**

**DETAILED STATEMENT OF FINANCIAL ACTIVITIES  
FOR THE YEAR ENDED 31 DECEMBER 2023**

	2023 £	2022 £
<b>INCOME AND ENDOWMENTS</b>		
<b>Investment income</b>		
Income from UK investment properties	19,885	18,180
Income from UK listed investments	63,708	83,899
Deposit account interest	2,604	950
	<b>86,197</b>	<b>103,029</b>
<b>Charitable activities</b>		
Letting of non investment properties	41,250	33,185
Attendance and care fees	224,312	162,289
Cafe and art sales	70,349	31,548
Grants	2,890	2,184
	<b>338,801</b>	<b>229,206</b>
<b>Other income</b>		
Gain on sale of tangible fixed assets	46	-
<b>Total incoming resources</b>	<b>425,044</b>	<b>332,235</b>
<b>EXPENDITURE</b>		
<b>Investment management costs</b>		
Letting agent fees	6,465	5,732
<b>Charitable activities</b>		
Wages and salaries	298,051	232,329
Employer's national insurance	21,138	8,591
Pensions	13,896	11,056
Rent, rates and water	50,445	52,104
Insurance	14,394	18,881
Light and heat	40,375	12,006
Advertising	15,148	9,970
Sundries	11,053	3,340
Repairs and other expenses	70,729	15,640
Motor and travel costs	2,249	1,847
Purchases	40,544	17,914
Carried forward	578,023	383,678

This page does not form part of the statutory financial statements

**THE DACON TRUST LIMITED**

**DETAILED STATEMENT OF FINANCIAL ACTIVITIES  
FOR THE YEAR ENDED 31 DECEMBER 2023**

	2023 £	2022 £
<b>Charitable activities</b>		
Brought forward	<b>578,023</b>	383,678
Staff Training	<b>2,562</b>	178
Cleaning	<b>13,611</b>	6,376
Depreciation of tangible fixed assets	<b><u>10,160</u></b>	<u>5,923</u>
	<b>604,355</b>	396,155
<b>Support costs</b>		
<b>Governance costs</b>		
Accountancy fees	<b>21,199</b>	11,160
Audit fees	<b>6,615</b>	10,650
Legal and professional fees	<b><u>6,725</u></b>	<u>9,886</u>
	<b><u>34,539</u></b>	<u>31,696</u>
Total resources expended	<b><u>645,359</u></b>	<u>433,583</u>
Net expenditure before gains and losses	<b>(220,315)</b>	(101,348)
<b>Realised recognised gains and losses</b>		
Realised gains/(losses) on fixed asset investments	<b>231,515</b>	357,544
Unrealised gains/(losses) on fixed asset investments	<b><u>(29,163)</u></b>	<u>(728,773)</u>
Net expenditure	<b><u>(17,963)</u></b>	<u>(472,577)</u>

This page does not form part of the statutory financial statements