



**LAVERTON HOUSING TRUST**

**ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 MARCH 2025**

# LAVERTON HOUSING TRUST

## LEGAL AND ADMINISTRATIVE INFORMATION

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**Trustees**

Mrs E A Evans  
Mr C D Wakefield  
Mr A Laverton  
Mr T A Woollard  
Mrs K Elder  
Mrs B S Pyne  
Mr S Gooding  
Ms S Hendry  
Mr D Pike

**Secretary**

Mrs M A Hart

**Charity number (England and Wales)**

271749

**Company number**

05713924

**Registered office**

9 Westbury Road  
Bratton  
Westbury  
Wiltshire  
BA13 4TE

**Independent examiner**

Gooding Accounts Ltd  
Holloway House  
Epsom Square  
White Horse Business Park  
Trowbridge  
Wiltshire  
United Kingdom  
BA14 0XG

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# LAVERTON HOUSING TRUST

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# LAVERTON HOUSING TRUST

## TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) FOR THE YEAR ENDED 31 MARCH 2025

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The trustees present their annual report and financial statements for the year ended 31 March 2025.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the trust's governing document, the Companies Act 2006 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (effective 1 January 2019).

### **Objectives and activities**

The Trust's principal activity during the period was to provide accommodation for the ever decreasing number of retired members of the Laverton Cloth Mill and their families and also for people over 60 with strong Westbury connections.

The Trustees' aim has always been to maintain a high standard of accommodation, achieved by our rigorous Annual Inspection and systematic repairs and maintenance during the year. We also make every effort to keep these properties as affordable as possible.

### *Public benefit*

The trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the trust should undertake.

### **Achievements and performance**

#### *Significant activities and achievements against objectives*

The results of the year are set out in the Statement of Financial Activities on page 4. The position of the charity at the end of the year is set out on page 5. The Trustees are satisfied with performance in the year which reflects reasonable occupancy rates for the properties and the continued maintenance of the properties.

### **Financial review**

The position of the Trust at the year-end is set out on page 5. The main income source is maintenance contribution.

### *Reserves policy*

It is the policy of the trust that unrestricted funds which have not been designated for a specific use should be maintained at a level equivalent to between three and six month's expenditure. The trustees consider that reserves at this level will ensure that, in the event of a significant drop in funding, they will be able to continue the trust's current activities while consideration is given to ways in which additional funds may be raised. This level of reserves has been maintained throughout the year.

Total reserves at the year-end amounted to £912,949 (2024 £898,230). No restricted funds are held at the year-end (2023 £nil). Of the unrestricted funds £29,796 (2023 £29,796) represents designated funds, details of which are given in note 17.

The Trustees aim to retain sufficient cash to cover overheads for a 12 month period. This is in the region of £35,000. Free reserves (unrestricted funds less designated funds and those funds that represent fixed assets) at the year-end amounted to £430,354 (2024 £395,087).

# LAVERTON HOUSING TRUST

## TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

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### Structure, governance and management

The charity is controlled by its governing document, a deed of trust, and constitutes a limited company, limited by guarantee, as defined by the Companies Act 2006.

### Charity constitution

Laverton Housing Trust was set up on 27 November 1886 in accordance with the Deed of Settlement made by Mr William Laverton.

In February 2006 a limited company was set up, also called Laverton Housing Trust, a company limited by guarantee with company number 05713924. The company was granted charitable status in February 2008 and at the same time a uniting order was granted to combine the 'old' and 'new' charities under one charity number and in one set of accounts. The Trustees of both charities are identical but act independently for each charity.

As part of this process the Trustees also de-registered as a Registered Social Landlord, but the charity remains a member of the National Association of Almshouses.

The Trustees approved the transfer of all available assets from the 'old' charity to the 'new' limited company except for the permanently endowed properties. The new company will be responsible for the management of all of the properties and licensees.

The Trust is managed by its Trustees and all administration matters are attended to by the Secretary. The Trustees are drawn from a broad cross section of the community, with the aim of maintaining an appropriate range of skills within the Board. Training and assistance is provided to Trustees as required.

The Trustees monitor the risks facing the charity and take appropriate steps to mitigate those key issues identified.

The trustees, who are also the directors for the purpose of company law, and who served during the year and up to the date of signature of the financial statements were:

Mrs E A Evans  
Mr C D Wakefield  
Mr A Laverton  
Mr T A Woollard  
Mrs K Elder  
Mrs B S Pyne  
Mr S Gooding  
Ms S Hendry  
Mr D Pike

None of the trustees has any beneficial interest in the company. All of the trustees are members of the company and guarantee to contribute £1 in the event of a winding up.

The trustees' report was approved by the Board of Trustees.

Mrs K Elder  
**Trustee**

12 September 2025

# LAVERTON HOUSING TRUST

## INDEPENDENT EXAMINER'S REPORT

### TO THE TRUSTEES OF LAVERTON HOUSING TRUST

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I report to the trustees on my examination of the financial statements of Laverton Housing Trust (the trust) for the year ended 31 March 2025.

#### **Responsibilities and basis of report**

As the trustees of the trust (and also its directors for the purposes of company law), you are responsible for the preparation of the financial statements in accordance with the requirements of the Companies Act 2006.

Having satisfied myself that the financial statements of the trust are not required to be audited under Part 16 of the Companies Act 2006 and are eligible for independent examination, I report in respect of my examination of the trust's financial statements carried out under section 145 of the Charities Act 2011. In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5)(b) of the Charities Act 2011.

#### **Independent examiner's statement**

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

- 1 accounting records were not kept in respect of the trust as required by section 386 of the Companies Act 2006.
- 2 the financial statements do not accord with those records; or
- 3 the financial statements do not comply with the accounting requirements of section 396 of the Companies Act 2006 other than any requirement that the financial statements give a true and fair view, which is not a matter considered as part of an independent examination; or
- 4 the financial statements have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities applicable to charities preparing their financial statements in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the financial statements to be reached.

**Katy Gooding**

**Gooding Accounts Ltd**

Holloway House  
Epsom Square  
White Horse Business Park  
Trowbridge  
Wiltshire  
BA14 0XG  
United Kingdom

Dated: 19 September 2025

# LAVERTON HOUSING TRUST

## STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

**FOR THE YEAR ENDED 31 MARCH 2025**

	Notes	Unrestricted funds 2025 £	Unrestricted funds 2024 £
<b>Income from:</b>			
Charitable activities	3	84,245	72,961
Investments	4	10,545	8,733
<b>Total income</b>		94,790	81,694
Charitable activities	5	83,829	94,834
Net gains on investments	10	3,758	14,554
<b>Net income and movement in funds</b>		14,719	1,414
<b>Reconciliation of funds:</b>			
Fund balances at 1 April 2024		898,230	896,816
<b>Fund balances at 31 March 2025</b>		912,949	898,230

The statement of financial activities includes all gains and losses recognised in the year. All income and expenditure derive from continuing activities.

# LAVERTON HOUSING TRUST

## BALANCE SHEET

AS AT 31 MARCH 2025

	Notes	2025 £	£	2024 £	£
<b>Fixed assets</b>					
Tangible assets	12		452,799		473,347
<b>Current assets</b>					
Debtors	14	2,482		855	
Investments	15	359,335		333,031	
Cash at bank and in hand		99,695		93,689	
		<u>461,512</u>		<u>427,575</u>	
<b>Creditors: amounts falling due within one year</b>	16	<u>(1,362)</u>		<u>(2,692)</u>	
<b>Net current assets</b>			<u>460,150</u>		<u>424,883</u>
<b>Net assets</b>			<u><u>912,949</u></u>		<u><u>898,230</u></u>
<b>The funds of the trust</b>					
Unrestricted funds			<u>912,949</u>		<u>898,230</u>
			<u><u>912,949</u></u>		<u><u>898,230</u></u>

The company is entitled to the exemption from the audit requirement contained in section 477 of the Companies Act 2006, for the year ended 31 March 2025.

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

The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476.

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

The financial statements were approved by the trustees on 12 September 2025

Mrs K Elder  
**Trustee**

Company registration number 05713924 (England and Wales)

# LAVERTON HOUSING TRUST

## NOTES TO THE FINANCIAL STATEMENTS

### FOR THE YEAR ENDED 31 MARCH 2025

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#### 1 Accounting policies

##### Charity information

Laverton Housing Trust is a private company limited by guarantee incorporated in England and Wales. The registered office is 9 Westbury Road, Bratton, Westbury, Wiltshire, BA13 4TE.

#### 1.1 Basis of preparation

The financial statements have been prepared in accordance with the trust's governing document, the Companies Act 2006, FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the Charities SORP "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). The trust is a Public Benefit Entity as defined by FRS 102.

The trust has taken advantage of the provisions in the SORP for charities not to prepare a Statement of Cash Flows.

The financial statements are prepared in sterling, which is the functional currency of the trust. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention. The principal accounting policies adopted are set out below.

##### Social Housing Grant

Housing property is stated at cost less Social Housing Grant (SHG). Cost includes the cost of acquiring land and buildings, development costs, interest charges incurred during the development period, and the expenditure incurred in respect of improvements, which comprise the modernisation and extension of existing properties. SHG is repayable under certain circumstances, primarily on the sale of the properties, and will normally be the lower of the SHG received and the net proceeds of sale.

##### Designated funds for repairs and maintenance

It is the Trust's intention to maintain its properties in accordance with the planned programme of works. Accordingly the Trust makes transfers to Designated funds for cyclical maintenance and emergency repairs as required by the Charities Commissioners' Scheme dated 15th April 1977, having regard to recommendation from the National Almshouses Association as to the adequacy of amounts to be transferred.

#### 1.2 Going concern

At the time of approving the financial statements, the trustees have a reasonable expectation that the trust has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

#### 1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors or grantors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

#### 1.4 Income

Income is recognised when the trust is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

# LAVERTON HOUSING TRUST

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

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### 1 Accounting policies

(Continued)

Cash donations are recognised on receipt. Other donations are recognised once the trust has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Legacies are recognised on receipt or otherwise if the trust has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

#### 1.5 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, 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 classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges are allocated on the portion of the asset's use.

Administration and other operating costs have been apportioned to the income and expenditure account on the basis of units of accommodation. Development overheads including incidental costs of arranging finance in respect of a development project not yet completed are capitalised in accordance with the Statement of Recommended Practice Accounting for Registered Housing Associations (the SORP).

#### 1.6 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Freehold land and buildings	50 years
Leasehold land and buildings	50 years

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

#### 1.7 Impairment of fixed assets

At each reporting end date, the trust reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

#### 1.8 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

# LAVERTON HOUSING TRUST

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

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### 1 Accounting policies

(Continued)

#### 1.9 Financial instruments

The trust has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the trust's balance sheet when the trust becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

##### **Basic financial assets**

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

##### **Basic financial liabilities**

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

##### **Derecognition of financial liabilities**

Financial liabilities are derecognised when the trust's contractual obligations expire or are discharged or cancelled.

#### 1.10 Taxation

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

#### 1.11 Employee benefits

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the trust is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

# LAVERTON HOUSING TRUST

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

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### 2 Critical accounting estimates and judgements

In the application of the trust's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these 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 where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

### 3 Income from charitable activities

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
<b>Housing activities</b>		
Charitable maintenance contribution	84,245	72,961
	<u>84,245</u>	<u>72,961</u>

### 4 Income from investments

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Income from listed investments	3,735	3,251
Interest receivable	6,810	5,482
	<u>10,545</u>	<u>8,733</u>

# LAVERTON HOUSING TRUST

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

### 5 Expenditure on charitable activities

	Housing activities 2025 £	Housing activities 2024 £
<b>Direct costs</b>		
Depreciation and impairment	20,548	20,548
Routine costs	4,521	2,519
Repairs	47,085	60,660
Lighting	1,162	964
	<u>73,316</u>	<u>84,691</u>
<b>Share of support and governance costs (see note 6)</b>		
Support	5,304	5,133
Governance	5,209	5,010
	<u>83,829</u>	<u>94,834</u>
<b>Analysis by fund</b>		
Unrestricted funds	<u>83,829</u>	<u>94,834</u>

### 6 Support costs allocated to activities

	2025 £	2024 £
Subscriptions	516	92
Insurance	3,055	2,781
Sundries	1,411	1,860
Meeting and trustee expenses	209	360
Stationery	-	40
Telephone	113	-
Governance costs	5,209	5,010
	<u>10,513</u>	<u>10,143</u>
<b>Analysed between:</b>		
Housing activities	<u>10,513</u>	<u>10,143</u>
<b>Governance costs comprise:</b>		
	2025 £	2024 £
Accountancy	1,494	1,230
Secretarial	3,715	3,780
	<u>5,209</u>	<u>5,010</u>

# LAVERTON HOUSING TRUST

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

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<b>7</b>	<b>Net movement in funds</b>	<b>2025</b>	<b>2024</b>
		<b>£</b>	<b>£</b>

The net movement in funds is stated after charging/(crediting):

Fees payable for the independent examination of the charity's financial statements	1,494	1,230
Depreciation of owned tangible fixed assets	20,548	20,548
	<u>          </u>	<u>          </u>

### 8 Trustees

None of the trustees (or any persons connected with them) received any remuneration from the trust during the year.

### 9 Employees

The average monthly number of employees during the year was:

	<b>2025</b>	<b>2024</b>
	<b>Number</b>	<b>Number</b>
Total	-	-
	<u>          </u>	<u>          </u>

The Trust had no employees during the year (2024 none).

There were no employees whose annual remuneration was more than £60,000.

### 10 Gains and losses on investments

	<b>Unrestricted funds</b>	<b>Unrestricted funds</b>
	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>
Gains/(losses) arising on:		
Sale of investments	3,758	14,554
	<u>          </u>	<u>          </u>

### 11 Taxation

The charity is exempt from taxation on its activities because all its income is applied for charitable purposes.

# LAVERTON HOUSING TRUST

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

### 12 Tangible fixed assets

	Freehold land and buildings	Leasehold land and buildings	Total
	£	£	£
<b>Cost</b>			
At 1 April 2024	637,955	281,110	919,065
At 31 March 2025	637,955	281,110	919,065
<b>Depreciation and impairment</b>			
At 1 April 2024	421,823	23,895	445,718
Depreciation charged in the year	14,925	5,623	20,548
At 31 March 2025	436,748	29,518	466,266
<b>Carrying amount</b>			
At 31 March 2025	201,207	251,592	452,799
At 31 March 2024	216,132	257,215	473,347

### 13 Financial instruments

	2025 £	2024 £
<b>Carrying amount of financial assets</b>		
Instruments measured at fair value through profit or loss	359,335	333,031

### 14 Debtors

	2025 £	2024 £
<b>Amounts falling due within one year:</b>		
Trade debtors	1,124	-
Prepayments and accrued income	1,358	855
	2,482	855

### 15 Current asset investments

	2025 £	2024 £
Investments	359,335	333,031

Investments comprise unit trusts and deposit accounts with Evelyn, Virgin Money, Saffron Building Society and Cambridge & Counties Bank.

# LAVERTON HOUSING TRUST

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

### 16 Creditors: amounts falling due within one year

	2025 £	2024 £
Trade creditors	-	1,462
Accruals and deferred income	1,362	1,230
	<u>1,362</u>	<u>2,692</u>

### 17 Unrestricted funds

The unrestricted funds of the charity comprise the unexpended balances of donations and grants which are not subject to specific conditions by donors and grantors as to how they may be used. These include designated funds which have been set aside out of unrestricted funds by the trustees for specific purposes.

	At 1 April 2024 £	Incoming resources £	Resources expended £	Gains and losses £	At 31 March 2025 £
General funds	898,230	94,790	(83,829)	3,758	912,949
	<u>898,230</u>	<u>94,790</u>	<u>(83,829)</u>	<u>3,758</u>	<u>912,949</u>
<b>Previous year:</b>	<b>At 1 April 2023 £</b>	<b>Incoming resources £</b>	<b>Resources expended £</b>	<b>Gains and losses £</b>	<b>At 31 March 2024 £</b>
Cyclical repairs and maintenance reserve	21,944	-	-	-	21,944
Major repairs reserve	7,852	-	-	-	7,852
General funds	867,020	81,694	(94,834)	14,554	868,434
	<u>896,816</u>	<u>81,694</u>	<u>(94,834)</u>	<u>14,554</u>	<u>898,230</u>

### 18 Related party transactions

There were no disclosable related party transactions during the year (2024 - none).