Desborough Community Development Trust

Charity No. 1142865

Company No. 07411826

Trustees' Report and Unaudited Accounts

31 December 2025

Desborough Community Development Trust
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The trustees, who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the unaudited financial statements of the charity for the year ended 31 December 2025.

REFERENCE AND ADMINISTRATIVE DETAILS

Company No. 07411826

Charity No. 1142865

Principal Office

50-52 Station Road
Desborough
Northamptonshire
NN14 2RS

Registered Office

50-52 Station Road
Desborough
Northamptonshire
NN14 2RS

Directors and Trustees

The Directors of the charitable company are its Trustees for the purposes of charity law.
The following Directors and Trustees served during the year:

I.G. Anderson
J.J. Hodder
S. Hodder
B.A. Humfrey
C.Y.M. Rowsell
H.M. Worner

Company Secretary

S. Hodder

Key Management Personnel

Ian Anderson	Chairman
Belinda Humfrey	Trustee
Carole Rowsell	Trustee
Shelagh Hodder - Secretary	Trustee
John Hodder	Trustee
Helen Worner	Trustee

Accountants

A6 Accounting Limited
16 Ironwood Avenue
Desborough

NN14 2JJ

Bankers
The Co-operative Bank
PO Box 250
Delf House
Southway
Skelmersdale
WN8 6WT

OBJECTIVES AND ACTIVITIES

The Trust's objectives as set out in the objects contained in the company's memorandum and articles of association are to:

Promote public benefit through regeneration of Desborough by creating training and employment opportunities by the provision of workspace for use on favourable terms, providing training and retraining (particularly for the unemployed) through courses and work experience, and by the provision of advice and assistance (financial, technical, or business).

Maintain and provide public amenities, where possible through the preservation of locally important historic buildings, support local groups in whatever way possible to benefit the town

To improve and support the town to be a vital and forward-looking place where people, residents, and visitors alike, want to be. The trust will work to encourage a robust local economy in an inclusive community. To achieve these objectives, the strategic aims and related activity areas of the Trust are to:

Consult and communicate with residents and stakeholders
Enable the provision of community services and facilities
Ensure sustainable town centre regeneration
Develop social, economic, and environmental initiatives
.

ACHIEVEMENTS AND PERFORMANCE

The Trust continues to attract new volunteers to replace others that have moved on, or stopped working due to health reasons. The volunteers provide a warm welcome to customers and donors in the shop, process donations, clean and tidy the shelves, and help customers in any way they can.

FINANCIAL REVIEW

Despite the lower price achieved by selling excess clothing to recyclers, we have managed to maintain income levels from shop sales. We have begun to expand the sale of high value and unusual items online. These sales are beginning to provide a significant additional contribution to our income.
The Trust has awarded grants totalling £12,709 to 16 community groups and 3 individual in need of our assistance in Desborough during 2025. This figure is significantly reduced because we have written off some grants that were allocated during the COVID pandemic but were never paid out due to the recipients being unable to receive or make use of the funds.

PLANS FOR FUTURE PERIODS

Work continues on refurbishing the flat to make it available to rent out. A new bathroom suite will be fitted, and the whole flat will be redecorated and carpeted. We will undertake further minor repairs as required. We will continue to overpay our mortgage loan in order to reduce our long term liabilities and minimise the interest incurred. By doing this over the last year, we have already reduced our loan repayments so that they are now less each month than we previously paid in rent. We aim to repay the mortgage loan years ahead of schedule which will release further money in future years to pay out in grants, or to acquire further assets to support the charity in the long term while securing the future of other community groups.

STRUCTURE, GOVERNANCE AND MANAGEMENT

The Board of Trustees (of which there are up to 9) meet monthly and are responsible for the strategic direction and policy of the charity. At present the board consists of six members from a wide variety of professional backgrounds relevant to the work of the Trust. Feed back from new trustees is incorporated into the induction process.New trustees are appointed from the membership of the Desborough Community Development Trust (the Trust) by the existing trustees after being nominated by a trustee and an interview process, with reference to the governance document. As members new trustees are familiar with the aims of the Trust and therefore the induction is an informal process where they are encouraged to spend time with the Chair and other trustees to understand the formal workings of the Trust. They sign up to the code of conduct which details how a trustee should behave when representing the trust and have access to all the board meeting minutes and other trust documentation, including financial statements to gain further insight. Any questions which arise are answered as and when required by the Chair and other trustees.In 2016 the accounting reference date was changed to 31st December with both Companies House and the Charity Commission.The trust is a company limited by guarantee, registered in England, No: 07411826 and a registered Charity No: 1142865 and is constituted under Memorandum and Articles of Association, dated 22nd September 2010.

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

The above report has been prepared in accordance with the provisions applicable to companies subject to the small companies regime as set out in Part 15 of the Companies Act 2006 and in accordance with the Charities SORP (FRS 102).

Signed on behalf of the board

I.G. Anderson
Trustee
16 September 2026



Desborough Community Development Trust
Statement of Financial Activities

for the year ended 31 December 2025

	Notes	Unrestricted funds 2025 £	Total funds 2025 £	Total funds 2024 £
Income and endowments from:				
Donations and legacies	4	304	304	163
Charitable activities	5	65,795	65,795	65,732
Investments	6	350	350	2,207
Total		66,449	66,449	68,102
Expenditure on:				
Raising funds	7	1,838	1,838	566
Charitable activities	8	12,709	12,709	25,063
Other	9	29,719	29,719	23,553
Total		44,266	44,266	49,182
Net gains on investments		-	-	-
Net income		22,183	22,183	18,920
Transfers between funds		-	-	-
Net income before other gains/(losses)		22,183	22,183	18,920
Other gains and losses				
Net movement in funds		22,183	22,183	18,920
Reconciliation of funds:				
Total funds brought forward		173,409	173,409	154,489
Total funds carried forward		195,592	195,592	173,409

Desborough Community Development Trust
Summary Income and Expenditure Account
for the year ended 31 December 2025

	2025 £	2024 £
Income	66,099	65,895
Interest and investment income	350	2,207
Gross income for the year	66,449	68,102
Expenditure	35,756	46,742
Interest payable	8,510	2,440
Total expenditure for the year	44,266	49,182
Net income before tax for the year	22,183	18,920
Net income for the year	22,183	18,920

Desborough Community Development Trust
Balance Sheet

at 31 December 2025

Company No. 07411826	**Notes**	**2025**	**2024**
		£	**£**
Fixed assets			
Tangible assets	11	235,714	235,714
		235,714	235,714
Current assets			
Debtors	12	1,795	(685)
Cash at bank and in hand		55,538	59,900
		57,333	59,215
Creditors: Amount falling due within one year	13	(14,977)	(15,915)
Net current assets		42,356	43,300
Total assets less current liabilities		278,070	279,014
Creditors: Amounts falling due after more than one year	14	(82,478)	(105,605)
Net assets excluding pension asset or liability		195,592	173,409
Total net assets		195,592	173,409
The funds of the charity			
Restricted funds	15		
Unrestricted funds	15		
General funds		195,592	173,409
		195,592	173,409
Reserves	15		
Total funds		195,592	173,409

These accounts have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.
For the year ended 31 December 2025 the company was entitled to exemption under section 477 of the Companies Act 2006 relating to small companies.
The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.
The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of accounts.

Approved by the board on 16 September 2026

And signed on its behalf by:

Ian Anderson.

I.G. Anderson
Trustee
16 September 2026

Desborough Community Development Trust
Statement of Cash flows

for the year ended 31 December 2025

	2025 £	2024 £
Cash flows from operating activities		
Net income per Statement of Financial Activities	22,183	18,920
Adjustments for:		
Dividends, interest and rents from investments	(350)	(2,207)
(Increase)/Decrease in trade and other receivables	(2,480)	4,189
Increase/(Decrease) in trade and other payables	431	(2,703)
Net cash provided by operating activities	19,784	18,199
Cash flows from investing activities		
Dividends, interest and rents from investments	350	2,207
Net cash from/(used in) investing activities	350	(233,507)
Cash flows from financing activities		
Repayment of borrowings	(24,496)	118,974
Net cash (used in)/from financing activities	(24,496)	118,974
Net decrease in cash and cash equivalents	(4,362)	(96,334)
Cash and cash equivalents at the beginning of the year	59,900	156,234
Cash and cash equivalents at the end of the year	55,538	59,900
Components of cash and cash equivalents		
Cash and bank balances	55,538	59,900
	55,538	59,900

1 Accounting policies

Basis of preparation

The financial statements have been prepared in accordance with 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 2015) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

Change in basis of accounting or to previous accounts

There has been no change to the accounting policies (valuation rules and method of accounting) since last year and no changes have been made to accounts for previous years.

Fund accounting

Unrestricted funds	These are available for use at the discretion of the trustees in furtherance of the general objects of the charity.
Designated funds	These are unrestricted funds earmarked by the trustees for particular purposes.
Revaluation funds	These are unrestricted funds which include a revaluation reserve representing the restatement of investment assets at their market values.
Restricted funds	These are available for use subject to restrictions imposed by the donor or through terms of an appeal.

Income

Recognition of income	Income is included in the Statement of Financial Activities (SoFA) when the charity becomes entitled to, and virtually certain to receive, the income and the amount of the income can be measured with sufficient reliability.
Income with related expenditure	Where income has related expenditure the income and related expenditure is reported gross in the SoFA.
Donations and legacies	Voluntary income received by way of grants, donations and gifts is included in the the SoFA when receivable and only when the Charity has unconditional entitlement to the income.
Tax reclaims on donations and gifts	Income from tax reclaims is included in the SoFA at the same time as the gift/donation to which it relates.
Donated services and facilities	These are only included in income (with an equivalent amount in expenditure) where the benefit to the Charity is reasonably quantifiable, measurable and material.
Volunteer help	The value of any volunteer help received is not included in the accounts.
Investment income	This is included in the accounts when receivable.
Gains/(losses) on revaluation of fixed assets	This includes any gain or loss resulting from revaluing investments to market value at the end of the year.
Gains/(losses) on investment assets	This includes any gain or loss on the sale of investments.

Expenditure

Recognition of expenditure	Expenditure is recognised on an accruals basis. Expenditure includes any VAT which cannot be fully recovered, and is reported as part of the expenditure to which it relates.
Expenditure on raising funds	These comprise the costs associated with attracting voluntary income, fundraising trading costs and investment management costs.
Expenditure on charitable activities	These comprise the costs incurred by the Charity in the delivery of its activities and services in the furtherance of its objects, including the making of grants and governance costs.
Grants payable	All grant expenditure is accounted for on an actual paid basis plus an accrual for grants that have been approved by the trustees at the end of the year but not yet paid.
Governance costs	These include those costs associated with meeting the constitutional and statutory requirements of the Charity, including any audit/independent examination fees, costs linked to the strategic management of the Charity, together with a share of other administration costs.
Other expenditure	These are support costs not allocated to a particular activity.

Taxation

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

Freehold investment property

Investment properties are measured initially at cost and subsequently at fair value at each balance sheet date and are not depreciated. All gains or losses are taken to the Statement of Financial Activities as they arise.

Stocks

Stock is included at the lower of cost or net realisable value. Donated items of stock are recognised at fair value which is the amount the charity would have been willing to pay for the items on the open market.

Trade and other debtors

Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

Cash and cash equivalents

Cash and cash equivalents comprise cash at bank and on hand, demand deposits with banks and other short-term highly liquid investments with original maturities of three months or less and bank overdrafts. In the statement of financial position, bank overdrafts are shown within borrowings or current liabilities. In the Statement of Cash Flows, cash and cash equivalents are shown net of bank overdrafts that are repayable on demand and form an integral part of the company's cash management.

Trade and other creditors

Short term creditors are measured at the transaction price. Other creditors and provisions 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 and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

Research and development

Expenditure on research and development is written off in the year in which it is incurred.

Foreign currencies

Monetary assets and liabilities denominated in currencies other than the functional currency of the charity are translated at the rates of exchange prevailing at the end of the reporting period.
Transactions in currencies other than the functional currency of the charity are recorded at the rate of exchange on the date that the transaction occurred.
All exchange differences are are taken into account in arriving at net income/expenditure.

Leased assets

Where the charity enters into a lease which entails taking substantially all the risks and rewards of ownership of an asset, the lease is treated as a finance lease.
Leases which do not transfer substantially all the risks and rewards of ownership to charity are classified as operating leases.
Assets held under finance leases are initially recognised as assets of the charity at their fair value at the inception of the lease or, if lower, at the present value of the minimum lease payments. The corresponding liability to the lessor is included in the balance sheet date as a finance lease obligation.
Lease payments are apportioned between finance expenses and reduction of the lease obligation so as to achieve a constant rate of interest on the remaining balance of the liability. Finance expenses are recognised immediately, unless they are directly attributable to qualifying assets, in which case they are capitalised in accordance with the charity's policy on borrowing costs.
Assets held under finance leases are depreciated in the same way as owned assets.

Operating lease payments are recognised as an expense on a straight-line basis over the lease term.
In the event that lease incentives are received to enter into operating leases, such incentives are recognised as a liability. The aggregate benefit of incentives is recognised as a reduction of rental expense on a straight-line basis.

Pension costs

The charity operates a defined contribution plan for its employees. A defined contribution plan is a pension plan under which the company pays fixed contributions into a separate entity. Once the contributions have been paid the company has no further payments obligations. The contributions are recognised as expenses when they fall due. Amounts not paid are shown in accruals in the balance sheet. The assets of the plan are held separately from the company in independently administered funds.

Receipt of donated goods, facilities and services

All donated goods, facilities and services received are recognised within incoming resources and expenditure at an estimate of the value to the charity.

2 **Company status**

The company is a private company limited by guarantee and consequently does not have share capital.

3 Statement of Financial Activities - prior year

	Unrestricted funds 2024	Total funds 2024
	£	£
Income and endowments from:		
Donations and legacies	163	163
Charitable activities	65,732	65,732
Investments	2,207	2,207
Total	68,102	68,102
Expenditure on:		
Raising funds	566	566
Charitable activities	25,063	25,063
Other	23,553	23,553
Total	49,182	49,182
Net income	18,920	18,920
Net income before other gains/(losses)	18,920	18,920
Other gains and losses:		
Net movement in funds	18,920	18,920
Reconciliation of funds:		
Total funds brought forward	154,489	154,489
Total funds carried forward	173,409	173,409

4 Income from donations and legacies

	Unrestricted	Total 2025	Total 2024
	£	£	£
Donations	304	304	163
	304	304	163

5 Income from charitable activities

	Unrestricted	Total 2025	Total 2024
	£	£	£
Shop Sales	64,776	64,776	64,889
Rag Sales	395	395	843
Event Income	624	624	-
	65,795	65,795	65,732

6 Income from investments

	Unrestricted	Total 2025	Total 2024
	£	£	£
Interest Received	350	350	2,207
	350	350	2,207

7 Expenditure on raising funds

	Unrestricted	Total 2025	Total 2024
	£	£	£
Fundraising trading costs			
Event Expenses	448	448	566
Room Hire	1,390	1,390	-
	1,838	1,838	566

8 Expenditure on charitable activities

	Unrestricted	Total 2025	Total 2024
	£	£	£
Expenditure on charitable activities			
Grants made	12,709	12,709	25,063
Governance costs			
	12,709	12,709	25,063

9 Other expenditure

	Unrestricted	Total 2025	Total 2024
	£	£	£
	-	-	1,259
Bank loan and overdraft interest payable	8,510	8,510	2,440
Premises costs	16,440	16,440	13,493
General administrative costs	4,349	4,349	5,941
Legal and professional costs	420	420	420
	29,719	29,719	23,553

10 Staff costs

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

11 Tangible fixed assets

	£	£
Cost or revaluation		
At 1 January 2025	235,714	235,714
At 31 December 2025	235,714	235,714
Net book values		
At 31 December 2025	235,714	235,714
At 31 December 2024	235,714	235,714

12 Debtors

	2025	2024
	£	£
Prepayments and accrued income	1,795	(685)
	1,795	(685)

13 Creditors:
amounts falling due within one year

	2025	2024
	£	£
Bank loans and overdrafts	12,000	13,369
Trade creditors	2,295	4,734
Accruals	682	(2,188)
	14,977	15,915

14 Creditors:
amounts falling due after more than one year

	2025	2024
	£	£
Bank loans and overdrafts	82,478	105,605
	82,478	105,605

15 Movement in funds

	At 1 January 2025	Incoming resources (including other gains/losses)	Resources expended	At 31 December 2025
		£	£	£
Restricted funds:				
Unrestricted funds:				
General funds	173,409	66,449	(44,266)	195,592
Total funds	173,409	66,449	(44,266)	195,592

16 **Analysis of net assets between funds**

	Unrestricted funds	Total
	£	£
Fixed assets	235,714	235,714
Net current assets	42,356	42,356
Creditors due in more than one year and provisions	(82,478)	(82,478)
	195,592	195,592

17 **Reconciliation of net debt**

	At 1 January 2025	Cash flows	At 31 December 2025
	£	£	£
Cash and cash equivalents	59,900	(4,362)	55,538
	59,900	(4,362)	55,538
Bank loans	(118,974)	24,496	(94,478)
	(118,974)	24,496	(94,478)
Net debt	(59,074)	20,134	(38,940)

18 **Related party disclosures**

Controlling party

The company is limited by guarantee and has no share capital; thus no single party controls the company.

Desborough Community Development Trust
Detailed Statement of Financial Activities

for the year ended 31 December 2025

	Unrestricted funds 2025 £	Total funds 2025 £	Total funds 2024 £
Income and endowments from:			
Donations and legacies			
Donations	304	304	163
	304	304	163
Charitable activities			
Shop Sales	64,776	64,776	64,889
Rag Sales	395	395	843
Event Income	624	624	-
	65,795	65,795	65,732
Investments			
Interest Received	350	350	2,207
	350	350	2,207
Total income and endowments	66,449	66,449	68,102
Expenditure on:			
Costs of other trading activities			
Event Expenses	448	448	566
Room Hire	1,390	1,390	-
	1,838	1,838	566
Total of expenditure on raising funds	1,838	1,838	566
Charitable activities			
Grants made	12,709	12,709	25,063
	12,709	12,709	25,063
Total of expenditure on charitable activities	12,709	12,709	25,063
Other expenditure			
	-	-	1,259
Bank loan and overdraft interest payable	8,510	8,510	2,440
	8,510	8,510	3,699
Premises costs			
Rent	3,515	3,515	5,482
Light, heat and power	1,009	1,009	2,954
Premises cleaning	1,398	1,398	1,150
Premises insurances	2,342	2,342	2,567
Premises repairs and maintenance	7,892	7,892	-
Other premises costs	284	284	1,340
	16,440	16,440	13,493

General administrative costs, including depreciation and amortisation			
Bank charges	-	-	1,223
Equipment expensed	1,829	1,829	2,418
Software, IT support and related costs	252	252	226
Stationery and printing	16	16	17
Sundry expenses	1,719	1,719	1,554
Telephone, fax and broadband	533	533	503
	4,349	4,349	5,941
Legal and professional costs			
Audit/Independent examination fees	420	420	420
	420	420	420
Total of expenditure of other costs	29,719	29,719	23,553
Total expenditure	44,266	44,266	49,182
Net gains on investments	-	-	-
Net income	22,183	22,183	18,920
Net income before other gains/(losses)	22,183	22,183	18,920
Other Gains	-	-	-
Net movement in funds	22,183	22,183	18,920
Reconciliation of funds:			
Total funds brought forward	173,409	173,409	154,489
Total funds carried forward	195,592	195,592	173,409