Company registration number 07797470 (England and Wales)

Charity registration number 1145276 (England and Wales)

THE HOLIDAY HOMES TRUST

(A COMPANY LIMITED BY GUARANTEE)

ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS

FOR THE PERIOD ENDED 30 JUNE 2026

THE HOLIDAY HOMES TRUST
(A COMPANY LIMITED BY GUARANTEE)
LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	D S Ranger R J Hurrion - Chairman I D Mackenzie M D Hebden R D Neville - Treasurer S O Kennedy	
Country of incorporation	United Kingdom (England and Wales)	07797470
Charity registration	England and Wales	1145276
Registered office	C/o The Scout Association Gilwell Park Chingford London E4 7QW	
Independent examiner	RMT Accountants & Business Advisors Ltd Gosforth Park Avenue Newcastle upon Tyne NE12 8EG	
Bankers	Barclays Bank PLC Leicester Leicestershire LE87 2BB	

THE HOLIDAY HOMES TRUST
(A COMPANY LIMITED BY GUARANTEE)
CONTENTS

	Page
Trustees' report	1 - 3
Independent examiner's report	4
Statement of financial activities	5
Balance sheet	6
Notes to the financial statements	7 - 16

THE HOLIDAY HOMES TRUST
(A COMPANY LIMITED BY GUARANTEE)
TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT)

FOR THE PERIOD ENDED 30 JUNE 2026

The trustees present their directors' report and accounts for the period ended 30 June 2026, which are also prepared to meet the requirements for a directors' report and accounts for Companies Act purposes.

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

Objectives and aims
The Scout Holiday Homes Trust was founded in 1969 by former Scouts to provide suitable self-catering holiday accommodation, in a welcoming family environment, for any family, or group, who has a member with special needs with their carers, single parent families and low-income families – in fact any family in which the quality of life is diminished by disability, infirmity or misfortune. On 28 December 2011 the activities, assets and liabilities of The Scout Holiday Homes Trust were transferred to The Holiday Homes Trust.

The Trust formerly provided ten holiday home caravans at ten locations around England and Wales, available for booking at weekly rates which were, on average, substantially less than the standard holiday park prices. At a Board meeting held on 30 November 2024 the trustees reviewed the 2025 Site Fees, the likely Caravan Hire Fees and concluded that there was a realistic possibility that the company would not trade at a profit and took the decision to close the company's operations at the end of the 2025 season.

That decision has been carried out and this is the last report of the Trustees.

Public benefit
The charity’s aims and achievements are set out within this report. The activities set out in this report have been undertaken to further the charity’s charitable purposes for the public benefit. The Trustees have complied with the duty under Section 17 of the Charities Act 2011 to have due regard to public benefit guidance published by the Charities Commission and the trustees have paid due regard to this guidance in deciding what activities the charity should undertake.

Financial review
See the statement of financial activities for the income and expenditure for the period.

The Trust has sold all the caravans within the period all proceeds of these sales will be repaid to original donors of grants.

Reserves policy
It was 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.

Upon cessation, all available resources will be repaid to initial donors of grants received.

Plans for future periods
The 2026 results are the last for the company following the board’s decision of November 2024.

Structure, governance and management

Governing document

The company was registered under the terms of the Charities Act 2006 in October 2011. It is a private charitable company, limited by guarantee, incorporated on 5 October 2011. The governing instruments are the Memorandum and Articles of Association which were adopted in revised form on 28 December 2011.

Directors and trustees

The trustees, who are also the directors for the purpose of company law, and who served during the period were:

D S Ranger
R J Hurrion - Chairman
I D Mackenzie
M D Hebden
R D Neville - Treasurer
S O Kennedy

Recruitment and appointment of trustees

Trustees are appointed by the National Executive Committee and are selected from volunteers available at the time of a vacancy in the Trustee body. Teams of volunteers are used to provide local management of the Trust's caravans and chalets based at holiday parks around England and Wales. The Trust has links with The Scout Association and various local Scout charities in England and Wales.

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.

Statement of Trustees' responsibilities

The trustees, who are also the directors of The Holiday Homes Trust for the purpose of company law, are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

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

In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent; and
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements;

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

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

R J Hurrion - Chairman
Chairman

27 August 2026

THE HOLIDAY HOMES TRUST
(A COMPANY LIMITED BY GUARANTEE)
INDEPENDENT EXAMINER'S REPORT

TO THE TRUSTEES OF THE HOLIDAY HOMES TRUST

I report to the trustees on my examination of the financial statements of The Holiday Homes Trust (the trust) for the period ended 30 June 2026.

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 report to the trustees on my examination of the financial statements of The Holiday Homes Trust (the trust) for the period ended 30 June 2026.

I draw your attention to note 1.2 of this report in order to enable a proper understanding of the financial statements to be reached.

Stephen Slater BA (Hons) FCA
for and on behalf of RMT Accountants & Business Advisors Ltd
Gosforth Park Avenue
Newcastle upon Tyne
NE12 8EG

Dated: 7 September 2026

THE HOLIDAY HOMES TRUST
(A COMPANY LIMITED BY GUARANTEE)
STATEMENT OF FINANCIAL ACTIVITIES
(INCLUDING INCOME AND EXPENDITURE ACCOUNT)

FOR THE PERIOD ENDED 30 JUNE 2026

	Notes	Unrestricted funds 2026 £	Restricted funds 2026 £	Total 2026 £	Unrestricted funds 2024 £	Restricted funds 2024 £	Total 2024 £
Income from:							
Donations and legacies	**2**	1,585	-	1,585	3,400	-	3,400
Charitable activities	**3**	102,490	-	102,490	108,192	-	108,192
Investments	**4**	1,766	-	1,766	3,077	-	3,077
Total income		105,841	-	105,841	114,669	-	114,669
Expenditure on:							
Raising funds	**5**	-	-	-	-	100	100
Charitable activities	**6**	150,409	-	150,409	121,280	47,671	168,951
Other expenditure	**11**	-	63,637	63,637	-	-	-
Total expenditure		150,409	63,637	214,046	121,280	47,771	169,051
Net expenditure and movement in funds		(44,568)	(63,637)	(108,205)	(6,611)	(47,771)	(54,382)
Reconciliation of funds:							
Fund balances at 1 January 2025		87,158	63,637	150,795	93,769	111,408	205,177
Fund balances at 30 June 2026		42,590	-	42,590	87,158	63,637	150,795

The statement of financial activities includes all gains and losses recognised in the period.

THE HOLIDAY HOMES TRUST
(A COMPANY LIMITED BY GUARANTEE)
BALANCE SHEET

AS AT 30 JUNE 2026

	Notes	2026 £	2026 £	2024 £	2024 £
Fixed assets					
Tangible assets	**13**		-		101,991
Current assets					
Debtors	**14**	-		97,296	
Cash at bank and in hand		44,989		74,296	
		44,989		171,592	
Creditors: amounts falling due within one year	**16**	(2,399)		(102,025)	
Net current assets			42,590		69,567
Total assets less current liabilities			42,590		171,558
Creditors: amounts falling due after more than one year	**17**		-		(20,763)
Net assets			42,590		150,795
The funds of the trust					
Restricted income funds	**20**		-		63,637
Unrestricted funds	**21**		42,590		87,158
			42,590		150,795

The company is entitled to the exemption from the audit requirement contained in section 477 of the Companies Act 2006, for the period ended 30 June 2026.

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 period 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 27 August 2026

R J Hurrion - Chairman
Chairman

1 Accounting policies

Charity information

The Holiday Homes Trust is a private company limited by guarantee incorporated in England and Wales. The registered office is C/o The Scout Association, Gilwell Park, Chingford, London, E4 7QW.

1.1 Accounting convention

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.

1.2 Going concern

The board has taken the decision to cease trading at the end of the of 2025 season, therefore trading will cease within twelve months following the approval of these financial statements.

The accounts have therefore not been prepared on a going concern basis. The effect of winding down activities and identifying closure related liabilities and the effect of the carrying value of assets have been accounted for within the period.

1.3 Charitable funds

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

Restricted funds represent donations and grants received for specific purposes within the charitable objectives.

1.4 Incoming resources

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.

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.

All incoming resources are included on the Statement of Financial Activities when the charity is legally entitled to the income and the amount can be quantified with reasonable accuracy.

Income received in advance of accommodation rental is deferred until the criteria for income recognition are met.

Turnover is measured at the fair value of the consideration received and represents amounts receivable for services provided in the normal course of business, net of discounts, VAT and other sales related taxes.

1 Accounting policies **(Continued)**

1.5 Resources expended

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.

Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category.

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.

Tangible fixed assets are stated at cost less depreciation. The cost of minor additions or those below £500 are not capitalised.

Depreciation is provided at rates calculated to write off the cost less estimated residual value of each asset over its expected useful life, as follows:

Caravans	10% and 15% straight line for more recent purchase

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.

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.

1 Accounting policies **(Continued)**

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 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.

Derecognition of financial liabilities

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

1.10 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.

1.11 Retirement benefits

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

2 Donations and legacies

	Unrestricted funds 2026 £	Unrestricted funds 2024 £
Donations and gifts	1,585	3,400

3 Charitable activities

	2026 £	2024 £
Holiday accommodation - Rent receivable	102,490	108,192

4 Investments

	2026	2024
	£	£
Interest receivable	1,766	3,077

5 Expenditure on raising funds

	Restricted funds 2026	Restricted funds 2024
	£	£
Fundraising and publicity		
Other fundraising costs	-	100

6 Expenditure on charitable activities

	Total 2026	Total 2024
	£	£
Direct costs		
Site fees	62,119	50,197
Site insurance	5,559	3,397
Rates and water	1,216	(149)
Site cleaning	14,828	11,401
Site repairs	10,176	13,577
Electricity and gas	6,161	6,395
TV licence	733	1,193
	100,792	86,011
Share of support and governance costs (see note 7)		
Support	48,325	82,040
Governance	1,292	900
	150,409	168,951
Analysis by fund		
Unrestricted funds	150,409	121,280
Restricted funds	-	47,671
	150,409	168,951

7 Support costs allocated to activities

	Total 2026 £	Total 2024 £
Staff costs	45,777	30,991
Depreciation	-	47,671
Sundry expenses	275	172
Office and committee expenses	1,390	1,579
Printing and publicity	208	324
Trustee expenses	60	674
Other staff costs	51	-
Loan interest	564	629
Governance	1,292	900
	49,617	82,940

Governance costs comprise:	2026 £	2024 £
Accountancy fees	1,292	900
	1,292	900

All cost incurred have been in the pursuit of the objectives of the charity and thus all support costs have been allocated to charitable activities.

Included within accountancy fees is an independent examiners fee of £1,000 (2024: £900).

8 Net movement in funds

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

	2026 £	2024 £
Depreciation of owned tangible fixed assets	-	47,671
Loss on disposal of tangible fixed assets	37,579	-

9 Trustees

None of the trustees (or any persons connected with them) received any remuneration during the period, but 2 of the trustees were reimbursed a total of £60 for travelling expenses (2024: 3 were reimbursed £674).

10 Employees

The average monthly number of employees during the period was:

	2026 Number	2024 Number
Management and administration	2	2

Employment costs	2026 £	2024 £
Wages and salaries	44,161	29,084
Social security costs	148	-
Pension and other costs	1,468	1,907
	45,777	30,991

Included in the Wages and Salaries cost above was the redundancy cost £14,404 (2024: £nil) paid to staff arising from the cessation of operation.

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

11 Other expenditure

	Restricted funds 2026 £	Restricted funds 2024 £
Net loss on disposal of tangible fixed assets	37,579	-
Refundable funds to Donors	26,058	-
	63,637	-

12 Taxation

The charity is exempt from tax on income and gains falling within section 505 of the Taxes Act 1988 or section 252 of the Taxation of Chargeable Gains Act 1992 to the extent that these are applied to its charitable objects.

13 Tangible fixed assets

	Caravans
	£
At 1 January 2025	358,512
Disposals	(358,512)
At 30 June 2026	-
At 1 January 2025	256,521
Eliminated in respect of disposals	(256,521)
At 30 June 2026	-
Carrying amount	
At 30 June 2026	-
At 31 December 2024	101,991

14 Debtors

	2026	2024
Amounts falling due within one year:	£	£
Trade debtors	-	31,215
Other debtors	-	7,673
Prepayments and accrued income	-	58,408
	-	97,296

15 Loans and overdrafts

	2026	2024
	£	£
Bank loans	-	24,763
Payable within one year	-	4,000
Payable after one year	-	20,763

16 Creditors: amounts falling due within one year

	Notes	2026 £	2024 £
Bank loans	15	-	4,000
Deferred income	18	-	43,352
Trade creditors		-	53,023
Other creditors		(1)	750
Accruals		2,400	900
		2,399	102,025

17 Creditors: amounts falling due after more than one year

	Notes	2026 £	2024 £
Bank loans	15	-	20,763

18 Deferred income

	2026 £	2024 £
Arising from income received in advance	-	43,352

	2026 £	2024 £
Deferred income is included within:		
Current liabilities	-	43,352

	2026 £	2024 £
Movements in the period:		
Deferred income at 1 January 2025	43,352	46,027
Released from previous periods	(43,352)	(46,027)
Resources deferred in the period	-	43,352
Deferred income at 30 June 2026	-	43,352

19 Retirement benefit schemes

Defined contribution schemes	2026 £	2024 £
Charge to profit or loss in respect of defined contribution schemes	1,468	1,907

19 Retirement benefit schemes **(Continued)**

The trust operated a defined contribution pension scheme for all qualifying employees. The assets of the scheme were held separately from those of the trust in an independently administered fund.

20 Restricted funds

The restricted funds of the charity comprise the unexpended balances of donations and grants held on trust subject to specific conditions by donors as to how they may be used.

	At 1 January 2025	Incoming resources	Resources expended	At 30 June 2026
	£	£	£	£
Caravan purchase fund	63,637	-	(63,637)	-

Previous year:	At 1 January 2024	Incoming resources	Resources expended	At 31 December 2024
	£	£	£	£
Caravan purchase fund	111,408	-	(47,771)	63,637
	111,408	-	(47,771)	63,637

The purpose of the restricted funds are shown below:

Caravan purchase fund
This represents funds donated solely for the purchase of replacement caravans, which are used to generate rental income.

21 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 January 2025	Incoming resources	Resources expended	At 30 June 2026
	£	£	£	£
General funds	87,158	105,841	(150,409)	42,590

Previous year:	At 1 January 2024	Incoming resources	Resources expended	At 31 December 2024
	£	£	£	£
General funds	93,769	114,669	(121,280)	87,158

22 Analysis of net assets between funds

Current year

	Unrestricted funds 2026 £	Restricted funds 2026 £	Total 2026 £
Fund balances at 30 June 2026 are represented by:			
Current assets/(liabilities)	42,590	-	42,590
	42,590	-	42,590

Prior financial year

	Unrestricted funds 2024 £	Restricted funds 2024 £	Total 2024 £
Fund balances at 30 June 2025 are represented by:			
Tangible assets	7,338	94,653	101,991
Current assets/(liabilities)	103,127	(33,560)	69,567
Long term liabilities	(20,763)	-	(20,763)
	89,702	61,093	150,795

23 Related party transactions

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