FARMER & LEMMOIN-CANNON CHARITY

ANNUAL REPORT AND ACCOUNTS

FOR THE YEAR ENDED

31ST DECEMBER 2025

Charity Number 1167718

FARMER & LEMMOIN-CANNON CHARITY

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YEAR ENDED 31ST DECEMBER 2025

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FARMER & LEMMOIN-CANNON CHARITY

MEMBERS OF THE BOARD AND PROFESSIONAL ADVISERS

Registered Charity Name	Farmer & Lemmoin-Cannon Charity
Charity Number	1167718
Social Housing Provider	A3761
Trustees	Dr M F McGhee (Chairman) Mr G Dalby Mr M Kenyon Mr A W Logan Mr M Rogers
Treasurer / Clerk	J Zahorodnyj
Accountants	Nuvo Accountancy Limited Chartered Certified Accountants 550 Valley Road Basford Nottingham NG5 1JJ
Bankers	The Co-Operative Bank Plc P.O. Box 250 Skelmersdale West Lancashire WN8 6WT

FARMER & LEMMOIN-CANNON CHARITY

BOARD REPORT

YEAR ENDED 31ST DECEMBER 2025

The Farmer & Lemmoin-Cannon Charity is a registered exempt charity (no. 1167718) being an incorporated association under the Co-operative and Community Benefit Societies Act 2014, and is a registered Social Housing provider.

Principal Activity

The principal activity is the provision of rented accommodation to aged persons in Castle Donington and comprises 10 properties.

Board Members

G Dalby
M F McGhee
A Logan
M Kenyon
J Zahorodnyj
M Rogers

Principal Office

The principal office is at 74 Spitfire Road, Castle Donington, Derby, DE74 2AU.

Relevant Organisations

Bankers:	The Co-Operative Bank Plc P.O. Box 250 Skelmersdale West Lancashire WN8 6WT
Accountants:	Nuvo Accountancy Ltd Certified Chartered Accountants 550 Valley Road Basford Nottingham NG5 1JJ

Review of the Development for the Year

The gross rent receivable from the 10 properties was £47,293 (2024:£46,239).

There was a deficit for the year of £33,043 (2024: £12,047 surplus).

The Association's balance sheet remains strong with free reserves of £224,955 (2024:£254,508).

During the year, the charity incurred significant expenditure on property repairs and maintenance primarily relating to the replacement of windows and doors. These works were necessary for the continued running of the Charity's activities. The trustees consider these to be one-off costs and do not anticipate similar levels of expenditure in the coming year. Ongoing maintenance will continue to be monitored and planned accordingly.

Signed on behalf of the Board
Dr M F McGhee

Date: 05 06 2026

FARMER & LEMMOIN-CANNON CHARITY

STATEMENT OF THE BOARD'S RESPONSIBILITIES IS RESPECT OF THE ACCOUNTS

YEAR ENDED 31ST DECEMBER 2025

The board is responsible for preparing the report and financial statements in accordance with applicable law and regulations.

The Co-operative and Community Benefit Societies Act 2014 and registered social housing legislation require the Board to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the association and of its income and expenditure for that period.

In preparing the financial statements, the Board is required to:-

1. Select suitable accounting policies and then apply them consistently.
2. Make judgements and estimates that are reasonable and prudent.
3. State whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements.
4. Prepare the accounts on a going concern basis unless it is inappropriate to presume that the association will continue in business.

The Board is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the association and enable it to ensure that the financial statements comply with the Co-operative and Community Benefit Societies Act 2014, the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2015. It has general responsibility for taking reasonable steps to safeguard the assets of the association and to prevent and detect fraud and other irregularities.

On behalf of the Board

Dr M F McGhee

Date: 05 06 2026

FARMER & LEMMOIN-CANNON CHARITY

ACCOUNTANTS' REPORT TO THE MEMBERS ON THE UNAUDITED ACOOUNTS OF FARMER & LEMMOIN-CANNON CHARITY

YEAR ENDED 31ST DECEMBER 2025

We report on the accounts for the year ended 31 December 2025 set out on pages 5 to 13.

Respective responsibilities of the Board and the independent reporting accountant

The Board of the Registered Social Housing Provider is responsible for the preparation of the accounts, and they consider that the Registered Social Housing Provider is exempt from an audit. It is our responsibility to carry out procedures designed to enable us to report our opinion.

Basis of opinion

Our procedures consisted of comparing the accounts with the books of account kept by the Registered Social Housing Provider and making such limited enquiries of the officers of the Registered Housing Provider as we considered necessary for the purpose of this report. These procedures provide the only assurance expressed in our opinion.

Opinion

In our opinion:

(a) the revenue account and balance sheet for the period ended 31 December 2025 are in agreement with the books of account kept by the Registered Social Housing Provider under section 75 of the Co-operative and Community Benefit Societies Act 2014;

(b) having regard only to, and on the basis of, the information contained in the books of account, the revenue account and balance sheet for the period ended 31 December 2025 comply with the requirements of the Co-operative and Community Benefit Societies Act 2014;

(c) the Registered Social Housing Provider met the financial criteria enabling it to disapply the requirement to have an audit of the accounts for the year specified in section 84 of the Co-operative and Community Benefit Societies Act 2014; and

(d) the accounts comply with the requirements of the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2015.

2 Orchard Place
Nottingham Business Park
Nottingham
NG8 6PX

NUVO Accountancy Ltd
Chartered Certified Accountants

FARMER & LEMMOIN-CANNON CHARITY

STATEMENT OF COMPREHENSIVE INCOME

YEAR ENDED 31ST DECEMBER 2025

	Note	2025 £	2024 £
Turnover	2	47,293	46,239
Operating expenditure	2	(80,336)	(34,192)
Operating surplus/(deficit)		(33,043)	12,047
Interest receivable and similar income	4	3,490	39,676
Total comprehensive surplus/(deficit) for the year		(29,553)	51,723

Signed on behalf of the Board

M F McGhee

G Dalby

Date: 05062026

FARMER & LEMMOIN-CANNON CHARITY

STATEMENT OF ASSETS AND LIABILITIES

YEAR ENDED 31ST DECEMBER 2025

	Note	2025		2024	
		£	£	£	£
TANGIBLE FIXED ASSETS					
Housing properties – gross cost	7		109,405		111,142
Other fixed assets	7		115,549		124,101
Investments	8		45,825		45,825
			270,779		281,068
CURRENT ASSETS					
Debtors	9	778		721	
Cash at bank and in hand		186,996		216,817	
		187,774		217,538	
CREDITORS					
Amounts falling due within one year	10	(10,420)		(10,420)	
NET CURRENT ASSETS			177,354		207,118
TOTAL ASSETS LESS CURRENT LIABILITIES			448,133		488,186
CREDITORS					
Amounts falling after more than one year	11		(220,587)		(231,087)
NET ASSETS			227,546		257,099
CAPITAL AND RESERVES					
Revaluation reserve	13		2,591		2,591
Income and expenditure account			224,955		254,508
			227,546		257,099

Signed on behalf of the Board

M F McGhee

G Dalby

Date: 05062026

1. ACCOUNTING POLICIES

The RSHP is incorporated under the Co-operative and Community Benefit Societies Act 2014 and is a Registered Social Housing Provider. The principal office is at 74 Spitfire Road, Castle Donington, Derby, DE74 2AU.

Basis of Accounting
The financial statements have been prepared in accordance with applicable accounting standards including Financial Reporting Standard 102 *The Financial Reporting Standard Applicable in the UK and Republic of Ireland (FRS102)*, the statement of Recommended Practice for Social Housing Providers 2014, and with the Accounting Direction for private registered providers of social housing in England 2015. The financial statements are also prepared under the requirements of the Housing and Regeneration Act 2008 and the Co-operative and Community Benefit Societies Act 2014. The charity is a Public Benefit Entity as defined by FRS102.

The financial statements have been prepared on a going concern basis under the historical cost convention, modified by the revaluation of investments and certain fixed assets. The financial statements are prepared in sterling, and rounded to the nearest £1.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

Turnover
Turnover represents rental income receivable.

Housing properties
Housing properties and principally properties available for rent and are stated at cost less any provision for impairment (representing a diminution in the recoverable service potential of the asset below its carrying value in the balance sheet) less depreciation. Cost includes the cost of acquiring land and buildings, development costs, interest charges incurred during the development and expenditure incurred in respect of improvements.

Improvements are works to existing properties which result in an increase in the net rental income, including a reduction in maintenance costs or result in a significant extension of the useful economic life of the property.

The RSHP separately identifies the major components which comprise its housing properties, and chargers depreciation to write down the cost of each component to its estimated residual value, on a straight line basis, over its estimated useful economic life.

The major components of its housing properties and their useful economic lives are as follows:

Building structure	100 years
Kitchens	20 years
Bathrooms	20 years
Heating	15 years

Freehold land is not depreciated.

Major components of housing properties, such as lifts, have been accounted for and depreciated separately from the connected housing property.

2(a). TURNOVER AND OPERATING DEFICIT FOR THE YEAR (continued)

	2024		
	Turnover	Operating costs	Operating surplus / deficit
	£	£	£
		2b	
Income and expenditure from lettings:-			
Housing Accommodation			
Rents	36,239	34,192	2,047
Less: Voids	-	-	-
	36,239	34,192	2,047
Grant income	10,000	-	10,000
	46,239	34,192	12,047

2(b). Operating expenditure

		2025 £	2024 £
Services		4,911	3,123
Management		4,200	4,000
Routine maintenance		56,636	3,992
Depreciation / loss on disposals		14,589	23,077
Total expenditure on lettings	2a	80,336	34,192

3. TRUESTEES EMOLUMENTS

The remuneration paid to the Trustees of the Association was:-

	2025 £	2024 £
Emoluments (including benefits in kind)	Nil	Nil
Total expenses reimbursed to the directors not chargeable to United Kingdom income tax	Nil	Nil

4. INTEREST RECEIVABLE AND SIMILAR INCOME

Bank interest	2,931	1,002
Profit/(loss) on sale on investments	-	-
Profit/(loss) on revaluation on investments	-	37,904
Investment income	559	770
	3,490	39,676

5. SURPLUS/(DEFICIT) FOR THE YEAR

This is stated after charging:-		
Accountancy remuneration		
In their capacity as Accountants	456	446

6. TAXATION

Farmer and Lemmoin-Cannon Charity is a registered charity, and is, therefore exempt from liability to taxation on its income and capital gains.

7. TANGIBLE FIXED ASSETS – HOUSING PROPERTIES

	Housing properties held for letting £
Cost:	
At 1 December 2024	263,123
At 31 December 2025	263,123
Depreciation:	
At 1 December 2024	151,981
Charge for the year	1,737
At 31 December 2025	153,718
Net Book value:	
At 31 December 2025	109,405
At 31 December 2024	111,142

TANGIBLE FIXED ASSETS – OTHER FIXED ASSETS

	Fixture and fittings £	Equipment £
Cost:		
At 1 December 2024	140,269	291
Additions	4,300	-
At 31 December 2025	144,569	291
Depreciation:		
At 1 December 2024	16,415	44
Charge for the year	12,815	37
At 31 December 2025	29,230	81
Net Book value:		
At 31 December 2025	115,339	210
At 31 December 2024	123,854	247

8. FIXED - ASSETS INVESTMENTS

	Investments £
At 1 December 2024	45,825
Revaluations	-
At 31 December 2025	45,825

The fair value of listed investments is determined by reference to the quoted price for identical assets in an active market at the balance sheet date.

FARMER & LEMMOIN-CANNON CHARITY

DETAILED INCOME AND EXPENDITURE ACCOUNT

YEAR ENDED 31ST DECEMBER 2025

	2025		2024	
	£	£	£	£
Income				
Rents receivable		47,293		36,239
Grant income		-		10,000
		47,293		46,239
Expenditure				
Management expenses				
Clerk honorarium	4,200		4,000	
	4,200		4,000	
Repairs and maintenance				
Property repairs and maintenance	56,636		3,992	
	56,636		3,992	
Service costs				
Rent and rates	325		136	
Premises insurance	1,499		1,314	
Subscriptions	-		453	
Legal and professional fees	2,609		700	
Accountancy fees	456		446	
Sundry expenses	22		48	
Bank charges	-		26	
	4,911		3,123	
Depreciation and gain/loss on disposals				
Investments	-		7,535	
Housing properties	1,737		1,737	
Equipment	37		44	
Fixtures and fittings	12,815		13,761	
	14,589		23,077	
Total Expenditure		(80,336)		(34,192)
Operating surplus/(deficit)		(33,043)		12,047