REGISTERED COMPANY NUMBER: 03916937 (England and Wales)
REGISTERED CHARITY NUMBER: 1167974

REPORT OF THE TRUSTEES AND

UNAUDITED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2026

FOR

THE FAITH HOPE & ENTERPRISE COMPANY LTD

Sibbalds Limited
Chartered Accountants and Business Advisers
Sixth Floor
Cavendish Building
1 Agard Street
Derby
Derbyshire
DE1 1DZ

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FOR THE YEAR ENDED 31 MARCH 2026

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REFERENCE AND ADMINISTRATIVE DETAILS
FOR THE YEAR ENDED 31 MARCH 2026

TRUSTEES	N T Gregory (resigned 23.7.25) D M Haworth (resigned 28.4.26) I Johnson (resigned 23.7.25) D S Palterman A N Rimell J R Gallimore (appointed 29.4.26) M W Richards (appointed 29.4.26)
COMPANY SECRETARY	K D Gill
REGISTERED OFFICE	Office 47, Eurocom House Derby West Business Centre Ashbourne Road Derby DE22 4NB
REGISTERED COMPANY NUMBER	03916937 (England and Wales)
REGISTERED CHARITY NUMBER	1167974
INDEPENDENT EXAMINER	Sibbalds Limited Chartered Accountants and Business Advisers Sixth Floor Cavendish Building 1 Agard Street Derby Derbyshire DE1 1DZ
SOLICITORS	Flint Bishop Ltd Pinnacle Building 2 Prospect Place Pride Park Derby DE24 8HG Rollits LLP Citadel House 58 High Street Hull HU1 1QE

BANKERS	Unity Trust Bank plc PO Box 7193 Planetary Road Willenhall WV1 9DG The Charity Bank Limited Fosse House 182 High Street Tonbridge TN9 1BE

The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 31 March 2026. 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

The Faith Hope & Enterprise Company Ltd (FHE) is an innovative registered charity operating across Derby City, Amber Valley, and the Derbyshire Dales. Our mission is to provide high-quality supported housing and bespoke mentorship to individuals facing severe social exclusion. We walk alongside those recovering from addiction, navigating mental health challenges, adjusting to life after offending, or rebuilding after general homelessness.

Operating from our base in Mackworth, Derby, we run a network of shared houses and self-contained flats which we either own or lease from private landlords. We deliver highly tailored Personal Development Plans to give our residents the practical life skills, confidence, and community networks they need to transition successfully into fully independent living.

At FHE, our name speaks to our core values rather than any religious affiliation. 'Faith' represents our unwavering belief in what people can achieve, 'Hope' drives our mission to create positive change, and 'Enterprise' defines the business-driven social model we use to make it happen.

ACHIEVEMENTS AND PERFORMANCE

This past year, we have made substantial strides toward our foundational goal of delivering premier supported accommodation. Our front-line team includes four full-time support workers who draw upon their own lived experiences with homelessness, substance misuse, and mental health challenges to provide empathetic, impactful care.

Grant Funding & Impact

Our operations have been significantly bolstered by critical grant funding:

- The National Lottery Community Fund: We remain deeply grateful for a three-year grant of £210,581 awarded in our last financial year, which continu es to fund the salaries of two of our full-time support workers.
- Awards for All: A grant of £18,850 enabled us to introduce vital social and physical activities for our residents, including weekly p ool and kickboxing sessions, which have garnered overwhelmingly positive feedback.

Estate Management & Housing Portfolio

A key strategic milestone this year has been transitioning from leasing properties to expanding our freehold ownership to ensure long-term stability.

- Derby: We purchased two houses in Derby this year. One was a property we previously leased, while the second is a brand-new addition explicitly dedicated to supporting Care Leavers. Nationally, a heartbreaking one-third of care leavers experience homelessness within two years of leaving care; we are determined to disrupt this cycle in partnership with Social Care.

"Faith, Hope & Enterprise have provided support and accommodation to some of our more complex care experienced young people to help prepare them for interdependent living. They have gone over and above our expectations and have shown that they have not given up on our young people when others may have."

- Claire Connolly-Weston, Strategic Lead for Derbyshire Leaving Care

- Ashbourne: We finalized the purchase of 3 self-contained flats in Ashbourne. We extend our sincere thanks to the Derbyshire Dales District Council for a capital grant of £75,058, which funded vital refurbishments including upgraded fire safety standards, enhanced environmental performance, structural repairs to a retaining wall, and modernized kitchens and bathrooms.

Current Property Portfolio Summary

Location	Property Type	Number of Rooms	Tenure
Derby	7 Shared houses	24	Freehold
Derby	2 Shared houses	6	Leased
Derby	Self-contained flats	6	Leased
Ashbourne	Self-contained flats	7	Freehold
Ashbourne	Self-contained flats	2	Leased
Belper	2-Bedroom house	2	Leased

Furthermore, we executed a continuous program of capital and energy-efficiency improvements across all our freehold properties. We believe that high-quality housing reinforces to our residents their inherent dignity and value.

Resident Outcomes

We continue to specialize in supporting individuals navigating complex, overlapping challenges.
Our tailored approach has yielded exceptional results this year:

- 95% of residents with a history of substance misuse successfully stabilized or reduced their misuse.
- 90% of our residents successfully maintained their accommodation or progressed into fully independent living.
- 100% of our residents on probation avoided recall to custody, with six individuals successfully completing their periods of supervision.
- 5 individuals transitioned into independent living, with one securing gainful employment.
- 3 residents successfully reunited and moved back in with family members-an incredibly rewarding milestone highlighting the restoration of vital support networks.

At the heart of our governance is the feedback of those we serve. Hearing their progress gives clarity to our mission: "This has been the best support that I have had so far. I am feeling that I matter, I feel that my support worker is hearing me."

FINANCIAL REVIEW

Financially, the charity achieved a stable year, with 30% of our total income generated through grants and charitable contributions. This included essential capital grants for property upgrades, ongoing operational funding from the National Lottery, and a generous £50,000 grant from the Clothworkers Foundation toward our Derby property acquisitions. This financial consistency has allowed us to retain a steady, dedicated support worker team, offering our residents invaluable continuity of care.

The Charity received income from charitable activities (housing benefits and resident contributions) totalling £635,095 during the year compared to £628,607 in the previous year. The charity received income from donations and legacies of £193,121 during the year compared to £587,529 in the previous year (see note 2 for breakdown). The charity received investment income of £7,265 during the year compared to £3,709 in the previous year.

There was a surplus of £103,998 for the year compared to a surplus of £545,986 in the previous year (of which £210,581 related to National Lottery funding recognised in advance).

Total funds of £1,160,346 include restricted funds of £569,519 and revaluation reserve of £120,077 leaving unrestricted general funds of £470,750.

Reserves Policy Target

To protect our beneficiaries from shifting economic conditions, maximize growth opportunities, and insulate staff and volunteers in the event of an unplanned closure, the Board maintains a strict reserves framework:

- Unrestricted Reserves: Target equivalent to four months of operational running costs.
- Designated Reserves: Growth targets to securely cover redundancy and legal liabilities.
- Capital & Maintenance Funds: A target of £50,000 earmarked for future property acquisitions, alongside an ongoing sinking fund equivalent to 2% of annual rental income dedicated to major building maintenance.

STRATEGIC OUTLOOK (2026-2028)

As Local Authorities adapt their own housing strategies, we maintain an agile yet ambitious business plan:
- Asset Acquisition: Responsibly transition from leasing to purchasing our current properties in collaboration with landlords and financial institutions, aiming for one acquisition every 18 to 24 months.
- Step-Down Housing: Partner with Local Authorities to acquire dedicated step-down accommodation to assist residents moving toward complete independence.
- Registered Provider Partnership: Explore formal collaborations with a Registered Provider of Social Housing to further strengthen our governance, financial resilience, and quality compliance.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

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.

STRUCTURE, GOVERNANCE AND MANAGEMENT

The Faith Hope & Enterprise Company Ltd is a registered charity and company limited by guarantee. To ensure long-term resilience and the sustained delivery of high-quality supported accommodation, the charity operates under a robust internal risk management policy aligned with Charity Commission guidance (CC26). This framework is systematically maintained through a continuous cycle of risk identification, quantification, management, and review.

Our internal control systems are structured around four key pillars:

1. A comprehensive Business Plan and annual budget formally approved by the Board.
2. Regular Board review of financial performance and budget variances.
3. Clear delegation of authority coupled with the strict segregation of duties.
4. Proactive, ongoing management of operational and strategic risks.

While the Chief Executive retains operational responsibility for managing the overall risk framework, the Board provides rigorous oversight and independent scrutiny to ensure compliance and safety.

We have strengthened our governance this year through the appointments of Matthew Richards (a former FHE support worker) and Joe Gallimore to the Board, both of whom bring specialized expertise. We also express our gratitude to Mrs. D Haworth, who resigned from the board on April 28, 2026. Furthermore, we are incredibly fortunate to have the ongoing volunteer support of Ian Johnson, a former resident and 9-year trustee, who continues to provide invaluable peer mentoring and activity coordination.

Staff team and operational leadership

The growth of our charity is mirrored by the development of our personnel. We invested heavily in expanded training opportunities across our support staff, office manager, and maintenance teams, fostering a culture of continuous professional development that directly elevates the calibre of our care.

In September, we welcomed Jonathan Aumonier as our new Estates Manager. His extensive background in project management has been pivotal as we proactively upgrade our housing portfolio to meet the upcoming regulations of the Supported Accommodation (Regulatory Oversight) Act 2023.

Operationally, our leadership team continues to provide robust backing to our Chief Executive. His active participation in Local Authority working groups and Supported Housing Improvement Programmes has positioned FHE as a key voice in driving regional standards. We have successfully helped pilot protocols and shape local housing charters, ensuring we remain a trusted, primary partner for Local Authorities across Derby and Derbyshire.

"{FHE} has a good track record of delivering high-quality services and supporting those with the greatest need."
- Director of Housing and Regulatory Services, Derby City Council

ACKNOWLEDGEMENTS AND THANKS

On behalf of the entire Board of Directors, I wish to extend our profound gratitude to our local city and district councils. Your unwavering, continued support and collaborative spirit enable us to build safer, more resilient communities across Derbyshire.

Finally, I want to express my deepest thanks to our extraordinarily dedicated and hardworking staff team. Your resilience, compassion, and tireless professionalism are the true pillars of this organization. Put simply, without your daily commitment and heart, this charity would not exist. It remains an absolute privilege to chair this board.

Approved by order of the board of trustees on ..... and signed on its behalf by:

.....
A N Rimell - Trustee

Independent examiner's report to the trustees of The Faith Hope & Enterprise Company Ltd ('the Company')
I report to the charity trustees on my examination of the accounts of the Company for the year ended 31 March 2026.

Responsibilities and basis of report
As the charity's trustees of the Company (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

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

Independent examiner's statement
Since your charity's gross income exceeded £250,000 your examiner must be a member of a listed body. I can confirm that I am qualified to undertake the examination because I am a member of the Institute of Chartered Accountants in England and Wales, which is one of the listed bodies.

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:

1. accounting records were not kept in respect of the Company as required by Section 386 of the 2006 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements of Section 396 of the 2006 Act other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination; or
4. the accounts 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 accounts 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 accounts to be reached.

Hari Vasdev MEng FCA

Sibbalds Limited
Chartered Accountants and Business Advisers
Sixth Floor
Cavendish Building
1 Agard Street
Derby
Derbyshire
DE1 1DZ

Date: .....

STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 MARCH 2026

	Notes	Unrestricted funds £	Revaluation reserve £	Restricted funds £	2026 Total funds £	2025 Total funds £
INCOME AND ENDOWMENTS FROM						
Donations and legacies	2	28,273	-	164,848	193,121	587,529
Charitable activities	4					
Supported housing		635,095	-	-	635,095	628,607
Investment income	3	7,265	-	-	7,265	3,709
Total		670,633	-	164,848	835,481	1,219,845
EXPENDITURE ON						
Charitable activities	5					
Supported housing		597,779	-	129,304	727,083	673,859
NET INCOME		72,854	-	35,544	108,398	545,986
Transfers between funds	20	387	-	(387)	-	-
Other recognised gains/(losses)						
Gains/(losses) on revaluation of fixed assets		-	(4,400)	-	(4,400)	-
Net movement in funds		73,241	(4,400)	35,157	103,998	545,986
RECONCILIATION OF FUNDS						
Total funds brought forward		398,470	124,477	533,401	1,056,348	510,362
TOTAL FUNDS CARRIED FORWARD		471,711	120,077	568,558	1,160,346	1,056,348

The notes form part of these financial statements

BALANCE SHEET
31 MARCH 2026

	Notes	Unrestricted funds £	Revaluation reserve £	Restricted funds £	2026 Total funds £	2025 Total funds £
FIXED ASSETS						
Tangible assets	12	1,152,761	120,077	367,385	1,640,223	1,386,156
Investments	13	10	-	-	10	10
		1,152,771	120,077	367,385	1,640,233	1,386,166
CURRENT ASSETS						
Debtors	14	33,002	-	107,428	140,430	210,346
Cash at bank		201,844	-	93,746	295,590	176,481
		234,846	-	201,174	436,020	386,827
CREDITORS						
Amounts falling due within one year	15	(57,859)	-	-	(57,859)	(79,735)
NET CURRENT ASSETS		176,987	-	201,174	378,161	307,092
TOTAL ASSETS LESS CURRENT LIABILITIES		1,329,758	120,077	568,559	2,018,394	1,693,258
CREDITORS						
Amounts falling due after more than one year	16	(858,048)	-	-	(858,048)	(636,910)
NET ASSETS		471,710	120,077	568,559	1,160,346	1,056,348
FUNDS	20					
Unrestricted funds:						
General fund					471,710	398,470
Revaluation reserve					120,077	124,477
					591,787	522,947
Restricted funds					568,559	533,401
TOTAL FUNDS					1,160,346	1,056,348

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 March 2026.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 March 2026 in accordance with Section 476 of the Companies Act 2006.

The notes form part of these financial statements

continued...

BALANCE SHEET - continued
31 MARCH 2026

The trustees acknowledge their responsibilities for

(a) ensuring that the charitable company keeps accounting records that comply with Sections 386 and 387 of the Companies Act 2006 and

(b) preparing financial statements which give a true and fair view of the state of affairs of the charitable company as at the end of each financial year and of its surplus or deficit for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the charitable company.

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 ..... and were signed on its behalf by:

.....
A N Rimell - Trustee

The notes form part of these financial statements

CASH FLOW STATEMENT
FOR THE YEAR ENDED 31 MARCH 2026

	Notes	2026 £	2025 £
Cash flows from operating activities			
Cash generated from operations	1	236,097	462,640
Interest paid		(47,878)	(44,062)
Net cash provided by operating activities		188,219	418,578
Cash flows from investing activities			
Purchase of tangible fixed assets		(290,540)	(518,813)
Interest received		7,265	3,709
Net cash used in investing activities		(283,275)	(515,104)
Cash flows from financing activities			
New loans in year		229,376	160,000
Loan repayments in year		(13,305)	(15,329)
Capital repayments in year		(1,906)	(2,231)
Net cash provided by financing activities		214,165	142,440
Change in cash and cash equivalents in the reporting period		119,109	45,914
Cash and cash equivalents at the beginning of the reporting period		176,481	130,567
Cash and cash equivalents at the end of the reporting period		295,590	176,481

The notes form part of these financial statements

1. RECONCILIATION OF NET INCOME TO NET CASH FLOW FROM OPERATING ACTIVITIES

	2026 £	2025 £
Net income for the reporting period (as per the Statement of Financial Activities)	108,398	545,986
Adjustments for:		
Depreciation charges	32,073	27,627
Interest received	(7,265)	(3,709)
Interest paid	47,878	44,062
Decrease/(increase) in debtors	69,914	(175,201)
(Decrease)/increase in creditors	(14,901)	23,875
Net cash provided by operations	236,097	462,640

2. ANALYSIS OF CHANGES IN NET DEBT

	At 1.4.25 £	Cash flow £	At 31.3.26 £
Net cash			
Cash at bank	176,481	119,109	295,590
	176,481	119,109	295,590
Debt			
Finance leases	(4,090)	1,906	(2,184)
Debts falling due within 1 year	(12,758)	6,613	(6,145)
Debts falling due after 1 year	(635,365)	(222,683)	(858,048)
	(652,213)	(214,164)	(866,377)
Total	(475,732)	(95,055)	(570,787)

1. ACCOUNTING POLICIES

Basis of preparing the financial statements
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 have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

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

Going concern
At the time of approving the financial statements, the trustees have a reasonable expectation that the charity 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.

Preparation of consolidated financial statements
The financial statements contain information about The Faith Hope & Enterprise Company Ltd as an individual company and do not contain consolidated financial information as the parent of a group. The charity is exempt under Section 399(2A) of the Companies Act 2006 from the requirements to prepare consolidated financial statements.

Critical accounting judgements and key sources of estimation uncertainty
In the application of the charity'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.

Freehold property:
Freehold properties are measured using the revaluation model under Section 17 of FRS 102. Determining fair value involves significant estimation, including judgements about market conditions, comparable sales, rental yields, and discount rates. Independent professional valuations are obtained periodically, and management reviews key assumptions for reasonableness. Changes in these estimates could materially impact the carrying amount of the properties and revaluation reserves.

Income
Income is recognised when the charity 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 charity 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 charity 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.

continued...

1. ACCOUNTING POLICIES - continued

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.

Tangible fixed assets
Tangible fixed assets are stated at cost (or deemed cost) or valuation 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 property	- 2% on cost
Plant and machinery	- 25% on cost
Fixtures and fittings	- 25% on cost
Motor vehicles	- 25% on cost

Details regarding the valuation of the property are given in note 12.

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

Fund accounting
Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

Pension costs and other post-retirement benefits
The charitable company operates a defined contribution pension scheme. Contributions payable to the charitable company's pension scheme are charged to the Statement of Financial Activities in the period to which they relate.

Investments in subsidiaries
Investments in subsidiaries are recognised at cost less impairment.

continued...

2. DONATIONS AND LEGACIES

	2026	2025
	£	£
Donations	28,272	19,166
Grants	164,849	568,363
	193,121	587,529

Grants received, included in the above, are as follows:

	2026	2025
	£	£
National Lottery Community Fund	-	210,581
Union Street Grant (DDDC)	-	320,000
Union Street Refurbishment	75,059	-
Other grants	89,790	37,782
	164,849	568,363

Included in income during the previous period is £210,581 from The National Lottery which is receivable in instalments over three years. As at 31 March 2025, the charity had entitlement to the income, the amount could be measured reliably and it was probable that the income would be received, therefore, the income has been recognised in full in the previous period.

3. INVESTMENT INCOME

	2026	2025
	£	£
Deposit account interest	7,265	3,709

4. INCOME FROM CHARITABLE ACTIVITIES

		2026	2025
	Activity	£	£
Rental income	Supported housing	635,095	628,607

continued...

5. CHARITABLE ACTIVITIES COSTS

	Direct Costs	Support costs (see note 6)	Totals
	£	£	£
Supported housing	717,744	9,339	727,083

6. SUPPORT COSTS

	Governance costs
	£
Supported housing	9,339

7. NET INCOME/(EXPENDITURE)

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

	2026	2025
	£	£
Auditors' remuneration	-	16,300
Auditors' remuneration for non audit work	-	3,993
Depreciation - owned assets	32,073	27,627

8. TRUSTEES' REMUNERATION AND BENEFITS

There was no trustees' remuneration for the year ended 31 March 2026 nor for the year ended 31 March 2025.

Details on transactions with trustees are given in the related party disclosures note.

Trustees' expenses

	2026	2025
	£	£
Trustees' expenses	2,746	1,072

9. STAFF COSTS

	2026	2025
	£	£
Wages and salaries	283,189	254,839
Social security costs	19,851	24,069
Other pension costs	10,184	9,043
	313,224	287,951

The average monthly number of employees during the year was as follows:

	2026	2025
Charitable activities	9	9

continued...

9. STAFF COSTS - continued

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

10. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds £	Revaluation reserve £	Restricted funds £	Total funds £
INCOME AND ENDOWMENTS FROM				
Donations and legacies	24,668	-	562,861	587,529
Charitable activities				
Supported housing	628,607	-	-	628,607
Investment income	3,709	-	-	3,709
Total	656,984	-	562,861	1,219,845
EXPENDITURE ON				
Charitable activities				
Supported housing	629,086	-	44,773	673,859
NET INCOME	27,898	-	518,088	545,986
Transfers between funds	(13)	-	13	-
Net movement in funds	27,885	-	518,101	545,986
RECONCILIATION OF FUNDS				
Total funds brought forward	370,585	124,477	15,300	510,362
TOTAL FUNDS CARRIED FORWARD	398,470	124,477	533,401	1,056,348

11. INDEPENDENT EXAMINER'S REMUNERATION

The independent examiner's remuneration amounts to an independent examination fee of £2,000 and other fees of £3,620.

continued...

12. TANGIBLE FIXED ASSETS

	Freehold property	Plant and machinery	Fixtures and fittings	Motor vehicles	Totals
	£	£	£	£	£
COST OR VALUATION					
At 1 April 2025	1,431,973	898	6,826	26,527	1,466,224
Additions	290,540	-	-	-	290,540
Revaluations	(4,400)	-	-	-	(4,400)
At 31 March 2026	1,718,113	898	6,826	26,527	1,752,364
DEPRECIATION					
At 1 April 2025	61,056	512	3,286	15,214	80,068
Charge for year	24,138	225	1,584	6,126	32,073
At 31 March 2026	85,194	737	4,870	21,340	112,141
NET BOOK VALUE					
At 31 March 2026	1,632,919	161	1,956	5,187	1,640,223
At 31 March 2025	1,370,917	386	3,540	11,313	1,386,156

Cost or valuation at 31 March 2026 is represented by:

	Freehold property	Plant and machinery	Fixtures and fittings	Motor vehicles	Totals
	£	£	£	£	£
Valuation in 2024	124,477	-	-	-	124,477
Valuation in 2026	(4,400)	-	-	-	(4,400)
Cost	1,598,036	898	6,826	26,527	1,632,287
	1,718,113	898	6,826	26,527	1,752,364

If freehold land and buildings had not been revalued they would have been included at the following historical cost:

	2026	2025
	£	£
Cost	1,598,035	1,307,496
Aggregate depreciation	86,580	58,567

continued...

13. FIXED ASSET INVESTMENTS

	Shares in group undertakings £
COST LESS IMPAIRMENT	
At 1 April 2025 and 31 March 2026	10
NET BOOK VALUE	
At 31 March 2026	10
At 31 March 2025	10

There were no investment assets outside the UK.

The company's investments at the balance sheet date in the share capital of companies include the following:

Taylor Made Housing Ltd
Registered office: UK
Nature of business: Dormant

Class of share:	% holding
Ordinary	100

	31.7.25 £	31.7.24 £
Aggregate capital and reserves	(1,635)	(1,156)
Loss for the year	(479)	(577)

14. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2026 £	2025 £
Trade debtors	30,160	22,301
Amounts owed by group undertakings	1,705	1,020
Accrued income	108,035	185,771
Prepayments	530	1,254
	140,430	210,346

continued...

15. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2026	2025
	£	£
Bank loans and overdrafts (see note 17)	6,145	10,988
Other loans (see note 17)	-	1,770
Hire purchase (see note 18)	2,184	2,545
Trade creditors	4,058	3,844
Social security and other taxes	14,536	16,397
Other creditors	3,148	3,452
Wages and salaries control	19,384	17,637
Accruals and deferred income	8,404	23,102
	57,859	79,735

16. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	2026	2025
	£	£
Bank loans (see note 17)	858,048	635,365
Hire purchase (see note 18)	-	1,545
	858,048	636,910

17. LOANS

An analysis of the maturity of loans is given below:

	2026	2025
	£	£
Amounts falling due within one year on demand:		
Bank loans	6,145	10,988
Other loans	-	1,770
	6,145	12,758
Amounts falling between one and two years:		
Bank loans - 1-2 years	6,564	11,852
Amounts falling due between two and five years:		
Bank loans - 2-5 years	22,493	41,305
Amounts falling due in more than five years:		
Repayable by instalments:		
Bank loans more 5 yr by instal	828,991	582,208

continued...

18. LEASING AGREEMENTS

Minimum lease payments fall due as follows:

	Hire purchase contracts	
	2026	2025
	£	£
Net obligations repayable:		
Within one year	2,184	2,545
Between one and five years	-	1,545
	2,184	4,090

	Non-cancellable operating leases	
	2026	2025
	£	£
Within one year	34,357	37,057

19. SECURED DEBTS

The following secured debts are included within creditors:

	2026	2025
	£	£
Bank loans	864,193	646,353
Hire purchase contracts	2,184	4,090
	866,377	650,443

Bank loans are secured against the charity's freehold properties.

Hire purchase liabilities are secured against the assets to which they relate.

continued...

20. MOVEMENT IN FUNDS

	At 1.4.25 £	Net movement in funds £	Transfers between funds £	At 31.3.26 £
Unrestricted funds				
General fund	398,470	72,853	387	471,710
Revaluation reserve	124,477	(4,400)	-	120,077
	522,947	68,453	387	591,787
Restricted funds				
Union Street Property Fund (DDDC)	323,862	(6,477)	-	317,385
National Lottery Community Fund	193,556	(68,100)	-	125,456
Groundwork UK	-	(654)	654	-
Evan Cornish Foundation	833	(833)	-	-
Garfield Weston Foundation	7,500	(7,500)	-	-
Morrisons Foundation	6,250	(6,609)	359	-
Albert Hunt SP	1,400	-	(1,400)	-
Charles Plater Trust	-	2,250	-	2,250
The Archer Trust	-	1,000	-	1,000
National Lottery - Awards for All	-	8,316	-	8,316
Clothworkers Foundation	-	50,000	-	50,000
The Grace Trust	-	5,000	-	5,000
Union Street Refurbishment	-	58,712	-	58,712
Jefford Weller	-	440	-	440
	533,401	35,545	(387)	568,559
TOTAL FUNDS	1,056,348	103,998	-	1,160,346

continued...

20. MOVEMENT IN FUNDS - continued

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

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	670,633	(597,780)	-	72,853
Revaluation reserve	-	-	(4,400)	(4,400)
	670,633	(597,780)	(4,400)	68,453
Restricted funds				
Union Street Property Fund (DDDC)	-	(6,477)	-	(6,477)
National Lottery Community Fund	-	(68,100)	-	(68,100)
Groundwork UK	-	(654)	-	(654)
Evan Cornish Foundation	-	(833)	-	(833)
Garfield Weston Foundation	-	(7,500)	-	(7,500)
Morrisons Foundation	-	(6,609)	-	(6,609)
Charles Plater Trust	13,500	(11,250)	-	2,250
The Archer Trust	1,000	-	-	1,000
National Lottery - Awards for All	18,849	(10,533)	-	8,316
Derby Association of Community Partnership	1,000	(1,000)	-	-
Clothworkers Foundation	50,000	-	-	50,000
The Grace Trust	5,000	-	-	5,000
Union Street Refurbishment	75,059	(16,347)	-	58,712
Jefford Weller	440	-	-	440
	164,848	(129,303)	-	35,545
TOTAL FUNDS	835,481	(727,083)	(4,400)	103,998

continued...

20. MOVEMENT IN FUNDS - continued

Comparatives for movement in funds

	At 1.4.24 £	Net movement in funds £	Transfers between funds £	At 31.3.25 £
Unrestricted funds				
General fund	370,585	27,898	(13)	398,470
Revaluation reserve	124,477	-	-	124,477
	495,062	27,898	(13)	522,947
Restricted funds				
Union Street Property Fund (DDDC)	-	323,862	-	323,862
National Lottery Community Fund	15,300	178,256	-	193,556
Evan Cornish Foundation	-	833	-	833
Garfield Weston Foundation	-	7,500	-	7,500
National Grid Grant	-	(13)	13	-
Morrisons Foundation	-	6,250	-	6,250
Albert Hunt SP	-	1,400	-	1,400
	15,300	518,088	13	533,401
TOTAL FUNDS	510,362	545,986	-	1,056,348

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

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	651,484	(623,586)	27,898
Hedley Foundation Grant	3,500	(3,500)	-
The Grace Trust	2,000	(2,000)	-
	656,984	(629,086)	27,898
Restricted funds			
Union Street Property Fund (DDDC)	320,000	3,862	323,862
National Lottery Community Fund	210,581	(32,325)	178,256
Groundwork UK	1,000	(1,000)	-
Evan Cornish Foundation	2,000	(1,167)	833
Garfield Weston Foundation	10,000	(2,500)	7,500
National Grid Grant	4,950	(4,963)	(13)
Morrisons Foundation	6,250	-	6,250
Albert Hunt SP	7,000	(5,600)	1,400
Derbyshire Dales District Council Grant	1,080	(1,080)	-
	562,861	(44,773)	518,088
TOTAL FUNDS	1,219,845	(673,859)	545,986

continued...

20. MOVEMENT IN FUNDS - continued

Union Street Property Fund (DDDC)
This is a grant to fund the purchase of 7, 9 & 9a Union Street. The fund balance represents the carrying value of the property.

National Lottery Community Fund
This grant covers the cost of two full time support workers for three years.

Evan Cornish Foundation
This was a grant towards support worker salaries.

Garfield Weston Foundation
A grant to cover core costs.

Morrisons Foundation
A grant to provide garden furniture and improve the garden spaces in our properties.

Albert Hunt SP
A grant to cover core costs.

Charles Plater Trust
A grant to cover core costs.

The Archer Trust
A grant to cover core costs.

National Lottery - Awards for All
A grant towards support worker salaries.

Clothworkers Foundation
A grant towards the purchase of 24 King Alfred Street. The fund balance represents the carrying value of the proportion of the property funded by the grant.

The Grace Trust
A grant to cover core costs.

Union Street Refurbishment
This is a grant to fund the refurbishment of 7, 9 & 9a Union Street.

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21. RELATED PARTY DISCLOSURES

During the year, the charity made payments of £15,120 (2025: £18,720) to Nicholas Gregory (Trustee) and his wife for rentals of two properties which were used for housing residents.

During the year, a property used for housing residents was purchased for £140,000 from Nicholas Gregory (Trustee) and his wife.

During the year, the charity made payments of £11,050 (2025: £10,800) to Oakwood Lettings Limited, a company in which Dominic Palterman (Trustee) is a majority shareholder, for rentals of a property which was used for housing residents.

At the start of the year, £608 was owed to Nicholas Gregory and his wife by way of a loan. Loan repayments during the year totalled £664 (2025: £1,080) and interest was charged of £56 (2025: £33).

During the prior year, a donation of £500 was received from Spectrum Housing CIC, a company in which Dominic Palterman is a director.

The key management personnel of the charity comprises of the trustees and the Chief Executive Officer. The total employment benefits of the CEO were £65,857 (2025: £60,694). In addition to this, the wife of the Chief Executive Officer received total employment benefits of £17,179 (2025: £15,899).

DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 MARCH 2026

	2026 £	2025 £
INCOME AND ENDOWMENTS		
Donations and legacies		
Donations	28,272	19,166
Grants	164,849	568,363
	193,121	587,529
Investment income		
Deposit account interest	7,265	3,709
Charitable activities		
Rental income	635,095	628,607
Total incoming resources	835,481	1,219,845
EXPENDITURE		
Charitable activities		
Wages	283,189	254,839
Social security	19,851	24,069
Pensions	10,184	9,043
Rates and water	20,764	19,043
Insurance	11,166	10,146
Light and heat	46,347	59,381
Telephone	3,014	2,785
Postage and stationery	4,724	3,619
Sundries	561	749
Staff training	2,503	3,009
TV, broadband & CCTV	5,171	5,059
Rent	99,034	123,142
Support payments	4,994	548
Property repairs	72,872	21,605
Motor expenses	8,412	8,651
Travelling	3,059	3,753
Legal and professional fees	37,838	21,058
Bank charges	4,110	5,101
Bad debts	-	5,205
Freehold property	24,138	19,062
Plant and machinery	225	225
Fixtures and fittings	1,584	1,708
Motor vehicles	6,126	6,632
Interest payable	47,878	44,062
	717,744	652,494

	2026 £	2025 £
Support costs		
Governance costs		
Trustees' expenses	2,746	1,072
Auditors' remuneration	-	16,300
Auditors' remuneration for non audit work	-	3,993
Accountancy and legal fees	6,593	-
	9,339	21,365
Total resources expended	727,083	673,859
Net income	108,398	545,986