

REGISTERED NUMBER: 1190087 (England & Wales)
REGISTERED CHARITY NUMBER: 503983

DERBYSHIRE HISTORIC BUILDINGS TRUST

(Limited by Guarantee)

Report of the Trustees and Directors and Financial Statements
for the Year Ended 31 December 2020

Hunter Jones Alton
Chartered Accountants
36 Bridge Street
Belper
Derbyshire
DE56 1AX

DERBYSHIRE HISTORIC BUILDINGS TRUST
(Limited by Guarantee)

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DERBYSHIRE HISTORIC BUILDINGS TRUST
(Limited by Guarantee)

Legal and Administrative Information for the Year Ended 31 December 2020

COMPANY NUMBER: 1190087 (England & Wales)

REGISTERED CHARITY NUMBER: 503983

REGISTERED OFFICE: 1-3 Greenhill
Wirksworth
Derbyshire
DE4 4EN

TRUSTEES AND DIRECTORS OF THE TRUST:

Mr D Latham	Chairman
Dr I Webster	
Mr A Morrison	
Mr B Joyce	
Mr O Gerrish	
Ms E Stoppard	
Mr P Milner	

COMPANY SECRETARY Mr E Pugh

BANKERS: National Westminster Bank Plc
58 St Peter's Street
Derby
DE1 1XL

INDEPENDENT EXAMINERS: Hunter Jones Alton
Chartered Accountants
36 Bridge Street
Belper
Derbyshire
DE56 1AX

DERBYSHIRE HISTORIC BUILDINGS TRUST
(Limited by Guarantee)

Report of the Trustees and Directors for the Year Ended 31 December 2020

Derbyshire Historic Buildings Trust is a registered charity and a company limited by guarantee and is therefore governed by a Memorandum and Articles of Association. The Trustees, who are also directors for the purposes of the Companies Act, have pleasure in presenting their annual report and financial statements for the year ended 31 December 2020. The Trustees have adopted the provisions of the Statement of Recommended Practice (SORP 2005) "Accounting and Reporting by Charities" issued in March 2005 in preparing the annual report and financial statements of the charity.

The directors of the charity also act as the trustees and are referred to as such within the financial statements.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The organisation is a charitable company limited by guarantee, not having a share capital. It was incorporated on 11 November 1974 and registered as a charity on 4 March 1975. The company was established under a Memorandum of Association which established the objects and powers of the charitable company and is governed under its Articles of Association. The Trust adopted revised Articles of Association on 26 July 2017. In the event of the company being wound up members are required to contribute an amount not exceeding £1.

Recruitment and appointment of trustees

The affairs of the Trust are managed by the trustees. The number of members of trustees shall not be less than three.

Individual members are appointed for a term of three years. Members retire by rotation under Article 10.7 of the Memorandum and Articles of Association.

Trustees are selected having regard to the skills, knowledge and experience needed for the effective administration of the Charity.

Organisational structure

The trust relies on the support of volunteers, and procures the services of independent experts as and when required.

Related parties

Full disclosure of all related parties and the transactions therewith are contained in the notes to the financial statements.

DERBYSHIRE HISTORIC BUILDINGS TRUST
(Limited by Guarantee)

Report of the Trustees and Directors for the Year Ended 31 December 2020 (Continued)

Risk management

The trustees continue to identify, monitor and advise on the major business risks that face the Trust. The trustees are content that the major risks have been identified and appropriate measures are in place so that, under normal circumstances, the potential impact on the Trust will be minimised should any of those risks materialise. The Trust applies for grants to minimise the financial risk of project costs.

OBJECTIVES AND ACTIVITIES

Objectives and aims

The Trust's aim is to identify neglected or abandoned historic buildings in the County of Derbyshire in danger of decay or demolition, and to work for their preservation and modernisation without damage to their essential character. The Trust co-operates in the compilation of Derbyshire County Council's list of historic buildings judged to be at risk from neglect or misuse. The Trust's policy is to acquire only those buildings for which no other restorer or purchaser appears. Where possible it persuades others to undertake the work, to sell or to find an appropriate other use, usually by giving advice or sometimes through a feasibility study.

Significant activities

The Trust is considering a number of projects which are currently at an early stage. Significant costs have been incurred in the year on developing a scheme for the restoration of Wingfield station. The Trust has also helped ensure the restoration, by others, of several historic properties.

Volunteers

The Trust makes use of volunteers as required to further the aims and objectives of the Trust.

ACHIEVEMENT AND PERFORMANCE

Charitable activities

The work of the Trust is in advising owners of the preservation of historic buildings in and around the County of Derbyshire, and carrying out feasibility studies to aid in their preservation when requested to do so.

Investment performance

Investments have performed in line with the trustee's expectations and are also in line with previous years. Investment income represents rent and service charges receivable and interest receivable for the year.

Internal and external factors

The Trust has identified a list of the county's 12 most important buildings in need of restoration. The Trust seeks to encourage owners, or potential purchasers of historic buildings to undertake work of restoration or preservation on these any other buildings that come to the Trust's notice.

DERBYSHIRE HISTORIC BUILDINGS TRUST
(Limited by Guarantee)

Report of the Trustees and Directors for the Year Ended 31 December 2020 (Continued)

FINANCIAL REVIEW

Reserves policy

The trustees consider that the present level of reserves is sufficient to enable the Trust to activate and research new projects prior to receipt of grants. The trustees are confident that the Trust has adequate free reserves to provide financial stability over all activities and further developments of the Trust.

Principal funding sources

Principal funding sources include rent received from properties and grants from local and national bodies. The Trust also seeks to raise funds from individuals and organisations to help with individual projects and activities.

Investment policy and objectives

Under its Memorandum and Articles of Association, the Charity has the power to make any investment which the Trustees see fit.

Bankers

Following the end of the year the Trust's bankers were changed to that of TSB Bank plc, 27 Market Place, Chesterfield, Derbyshire, S40 1PN.

FUTURE DEVELOPMENTS

During 2020 the Trust has merged with Peak Park Trust which is another charitable building preservation trust which has very similar objectives. They will operate as a single entity under the name Derbyshire Historic Buildings Trust.

CONNECTED CHARITY

There is no Charity which is a connected Charity to the Trust.

STATEMENT OF TRUSTEE'S RESPONSIBILITIES

The trustees are responsible for preparing the financial statements in accordance with applicable law and United Kingdom Generally Accepted Accounting Practice.

Company law requires the trustees to prepare financial statements for each financial year. Under that law the trustees have elected to prepare the financial statements in accordance with the United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). The financial statements are required by law to give a true and fair view of the state of affairs of the charitable company and of the surplus or deficit of the charitable company for that period. In preparing those financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in business.

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

DERBYSHIRE HISTORIC BUILDINGS TRUST
(Limited by Guarantee)

Report of the Trustees and Directors for the Year Ended 31 December 2020 (Continued)

STATEMENT AS TO DISCLOSURE OF INFORMATION TO INDEPENDENT EXAMINERS


So far as the trustees are aware, there is no relevant information (as defined in the Companies Act 2006) of which the charitable company's independent examiners are unaware, and each trustee has taken all the steps that they ought to have taken as a trustee in order to make them aware of any relevant information and to establish that the charitable company's independent examiners are aware of that information.

Independent Examiners

A resolution proposing Hunter Jones Alton be re-appointed as independent examiners of the charity will be put to the members at the Annual General Meeting.

Approval

This report has been approved by the trustees and is signed on its behalf:


..... M D Latham - Chairman

Dated: 

DERBYSHIRE HISTORIC BUILDINGS TRUST
(Limited by Guarantee)

Report of the Independent Examiners to the Members of Derbyshire Historic Buildings Trust

We report on the financial statements for the year ended 31 December 2020 on pages seven to thirteen which have been prepared under the historical cost convention and the accounting policies set out on page nine.

Respective responsibilities of trustees and examiners

As described on pages two to five the charity's trustees who are also the directors of the Derbyshire Historic Buildings Trust for the purposes of company law, are responsible for the preparation of financial statements 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 for this year 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).

Basis of independent examiners' report

Our examination was carried out in accordance with the General Directions given by the Charity Commissioners. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and the seeking of explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and, consequently, we do not express an audit opinion on the view given by the accounts.

I have completed my examination. I confirm that no material matters have come to my attention which gives me cause to believe that:

- accounting records were not kept in accordance with section 386 of the Companies Act 2006; or
- the accounts do not accord with such records; or
- the accounts do not comply with relevant accounting requirements under section 396 of the Companies Act 2006 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
- the accounts have not been prepared in accordance with the Charities SORP (FRS102).

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.

Signed:.....*Fiona Bennett*.....Dated: *16/08/2021*

Name:..*FIONA BENNETT*.....

Relevant professional body: Institute of Chartered Accountants in England and Wales (ICAEW)

Hunter Jones Alton
Chartered Accountants
36 Bridge Street
Belper
Derbyshire
DE56 1AX

DERBYSHIRE HISTORIC BUILDINGS TRUST
(Limited by Guarantee)

Statement of Financial Activities for the Year Ended 31 December 2020

Summary Income & Expenditure Account

	Notes	Unrestricted Funds £	Total 2020 £	Total 2019 £
INCOMING RESOURCES				
Incoming resources from generated funds				
Investment income	2	16,859	16,859	15,842
Incoming resources from charitable activities				
Grants in respect of the preservation of buildings	3	95,725	95,725	4,249
Events		540	540	4,458
Peak Park Trust		67,788	67,788	-
Donations and legacies		8,637	8,637	19,007
Profit on sale of investment property		-	-	<u>95,000</u>
Total Incoming Resources		<u>189,549</u>	<u>189,549</u>	<u>138,556</u>
RESOURCES EXPENDED				
Charitable activities				
Charitable expenditure	4	137,057	137,057	56,485
Governance costs	6	<u>525</u>	<u>525</u>	<u>555</u>
Total Resources Expended		<u>137,582</u>	<u>137,582</u>	<u>57,040</u>
NET INCOMING/ (OUTGOING) RESOURCES		<u>51,967</u>	<u>51,967</u>	<u>81,516</u>
RECONCILIATION OF FUNDS				
Total funds brought forward		<u>396,073</u>	<u>396,073</u>	<u>314,557</u>
TOTAL FUNDS CARRIED FORWARD		<u>448,040</u>	<u>448,040</u>	<u>396,073</u>

The notes on pages 9 to 13 form part of these financial statements

DERBYSHIRE HISTORIC BUILDINGS TRUST
(Limited by Guarantee)

Balance Sheet as at 31 December 2020

	Notes	2020 Unrestricted £	2019 Total £
Fixed Assets			
Tangible assets	10	<u>330,260</u>	<u>180,019</u>
		330,260	180,019
Current Assets			
Debtors: amounts falling due within one year	11	14,511	8,602
Cash at bank & in hand		<u>262,621</u>	<u>216,892</u>
		277,132	225,494
Creditors: Amounts falling due within one year	12	<u>(9,352)</u>	<u>(9,440)</u>
Net Current Assets		<u>267,781</u>	<u>216,054</u>
Creditors: Amounts falling due after one year	13	<u>150,000</u>	-
NET ASSETS		<u>448,040</u>	<u>396,073</u>
Funds			
Unrestricted funds	14	<u>448,040</u>	<u>396,073</u>
TOTAL FUNDS		<u>448,040</u>	<u>396,073</u>

On Behalf of the Board

a.) For the year ended 31 December 2020 the company was entitled to exemption from audit under section 477 of the Companies Act 2006.

b.) The company has not been required to obtain an audit in accordance with section 476 of the Companies Act 2006;

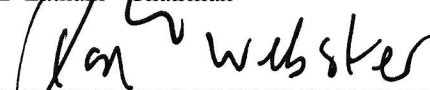
c.) The Members acknowledge their responsibility for:

i.) ensuring the company keeps accounting records which comply with sections 386 and 387 of the Companies Act 2006; and

ii.) preparing accounts which give a true and fair view of the state of affairs of the company as at the end of the financial year, and of its profit or loss for the financial year, in accordance with the requirements of sections 394 and 395, and which otherwise comply with the requirements of the Companies Act relating to accounts, so far as applicable to the company.

d.) The accounts have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small charitable companies and with the Financial Reporting Standard for Small Entities (effective April 2008).


.....
Mr D Latham - Chairman


.....
Dr I Webster

Dated: 30 September 2021

The notes on pages 9 to 13 form part of these financial statements

DERBYSHIRE HISTORIC BUILDINGS TRUST
(Limited by Guarantee)

Notes to the Financial Statements for the Year Ended 31 December 2020

1 ACCOUNTING POLICIES

Accounting Convention

The financial statements have been prepared under the historical cost convention, as modified by the revaluation of certain assets and in accordance with the Financial Reporting Standards for Smaller Entities (effective April 2008), the Companies Act 2006 and the requirements of the Statement of Recommended Practice, Accounting and Reporting by Charities.

Incoming resources

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

Membership

Income from life memberships is accounted for on receipt.

Grants received

Grants received are recognised in the period in which the Trust is entitled to receipt and the amount can be measured with reasonable certainty. Income is deferred only when the Trust has to fulfil conditions before becoming entitled to it or where the donor has specified that the income is to be expended in a future period.

Resources expended

Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Allocation and apportionment of costs

All costs incurred are in relation to charitable expenditure. Governance costs include fees for the preparation of the accounts and external independent examination costs.

Tangible Fixed Assets

Depreciation is provided at the following annual rates in order to write off each asset over its useful economic life.

Office and computer equipment	-	25% on reducing balance
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Depreciation is not charged on freehold land and buildings where the assets are continually maintained to a high state of repair, improved or extended from time to time, such that their useful economic lives are so long and residual values, based on latest valuations, so high that any depreciation is immaterial, such assets being subject to annual impairment reviews.

Investment property

In accordance with the Financial Reporting Standard for Smaller Entities, (effective April 2008), investment property is not depreciated. This departure from the requirements of the Companies Act 2006 for all properties to be depreciated is, in the opinion of the Council of Management, necessary for the financial statements to give a true and fair view. The property is included in the financial statements at its open market value in accordance with the requirements of the Statement of Recommended Practice "Accounting and Reporting by Charities" (SORP 2005) issued in March 2005.

The investment is included at market value.

Taxation

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

DERBYSHIRE HISTORIC BUILDINGS TRUST
(Limited by Guarantee)

Notes to the Financial Statements for the Year Ended 31 December 2020

ACCOUNTING POLICIES- continued

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 Trust. 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.

2 INVESTMENT INCOME

	2020	2019
	£	£
Rents and service charges	16,859	15,842
Interest receivable	<u>-</u>	<u>-</u>
	<u>16,859</u>	<u>15,842</u>

3 INCOMING RESOURCES FROM CHARITABLE ACTIVITIES

Activity	2020	2019
	£	£
Grants in respect of the preservation of buildings	95,725	4,249
Events	540	4,458
Peak Park Trust	67,788	-
Profit on sale of investment property		95,000
General donations	<u>8,637</u>	<u>19,007</u>
	<u>172,690</u>	<u>122,714</u>

4 CHARITABLE ACTIVITIES COSTS

	Direct costs	Support costs (See note 5)	Totals
	£	£	£
Charitable expenditure	<u>128,985</u>	<u>8,072</u>	<u>137,057</u>

5 SUPPORT COSTS

	Management £
Charitable expenditure	<u>8,072</u>
Staff costs	-
Premises costs	-
Repairs	1,195
Professional fees	6,791
Depreciation	<u>86</u>
	<u>8,072</u>

6 GOVERNANCE COSTS

	2020	2019
	£	£
Professional fees	<u>525</u>	<u>555</u>

DERBYSHIRE HISTORIC BUILDINGS TRUST
(Limited by Guarantee)

Notes to the Financial Statements for the Year Ended 31 December 2020 (Continued)

	2020	2019		
	£	£		
7	NET INCOMING/(OUTGOING) RESOURCES			
	Net resources are stated after charging/(crediting):			
	Independent examiners' remuneration	525	555	
	Depreciation- owned asset	86	6	
	Employee emoluments	<u>-</u>	<u>-</u>	
8	MEMBERS' REMUNERATION AND BENEFITS			
	There were no trustee remuneration, other benefits or expenses for the year ended 31 December 2019 nor for the year ended 31 December 2018.			
9	STAFF COSTS			
	2020	2019		
	£	£		
	Wages & salaries	<u>-</u>	<u>-</u>	
	The average monthly number of staff employed during the year was as follows:			
	2020	2019		
	Administration	<u>-</u>	<u>-</u>	
	No employee received remuneration of more than £50,000.			
10	TANGIBLE FIXED ASSETS			
	Freehold property	Leasehold property	Office and computer equipment	Totals
	£	£	£	£
	Cost or Valuation			
	As at 1 January 2020	180,000	22,110	202,110
	Additions	<u>150,000</u>	<u>327</u>	<u>150,327</u>
	As at 31 December 2020	<u>180,000</u>	<u>22,437</u>	<u>352,437</u>
	Depreciation			
	As at 1 January 2020	-	22,091	22,091
	Charge for the year	<u>-</u>	<u>86</u>	<u>86</u>
	As at 31 December 2020	<u>-</u>	<u>22,177</u>	<u>22,177</u>
	Net Book Value			
	At 31 December 2020	<u>180,000</u>	<u>260</u>	<u>330,260</u>
	At 31 December 2019	<u>180,000</u>	<u>19</u>	<u>180,019</u>

DERBYSHIRE HISTORIC BUILDINGS TRUST
(Limited by Guarantee)

Notes to the Financial Statements for the Year Ended 31 December 2020 (Continued)

Cost or valuation at 31 December 2020 is represented by:

	Freehold property	Leasehold property	Office and computer equipment	Totals
	£	£	£	£
Valuation	180,000	-	-	180,000
Cost	<u>-</u>	<u>150,000</u>	<u>22,437</u>	<u>172,437</u>
	<u>180,000</u>	<u>150,000</u>	<u>22,437</u>	<u>352,437</u>

Freehold land and buildings were valued by trustees at 31 December 2020 based on a valuation carried out on 1st October 2013 by Milner Commercial Chartered Surveyors of Derby in accordance with the Valuation Professional Standards (Red Book) effective March 2012 issued by the Royal Institution of Chartered Surveyors to reflect market value at the valuation date taking in to account various lettings and other occupational arrangements.

The freehold land and buildings were developed by the Trust with the aid of substantial grant assistance. Part of the property is occupied by the Trust and the remainder is sub-let.

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

	2020 £	2019 £
Cost	<u>10,379</u>	<u>10,379</u>

Leasehold land and buildings relates to the lease on Eccles House Farm which was taken over as part of the merger with the Peak Park Trust in July 2020. The 'farm' is a listed building with small business units.

11 DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2020 £	2019 £
Trade debtors- rents due	1,734	1,734
Trade debtors – other	10,877	4,249
VAT debtor	1,900	2,619
Accrued income	<u>-</u>	<u>-</u>
	<u>14,511</u>	<u>8,602</u>

12 CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2020 £	2019 £
Trade creditors	8,204	7,988
VAT creditor	-	-
Social security & other taxes	-	-
Accrued expenses and deferred income	<u>1,148</u>	<u>1,452</u>
	<u>9,352</u>	<u>9,440</u>

DERBYSHIRE HISTORIC BUILDINGS TRUST
(Limited by Guarantee)

Notes to the Financial Statements for the Year Ended 31 December 2020 (Continued)

13 CREDITORS: AMOUNTS FALLING AFTER ONE YEAR

	2020	2019
	£	£
Creditor re Eccles House Farm lease	<u>150,000</u>	-
	<u>150,000</u>	<u>-</u>

14 MOVEMENT IN FUNDS

	At 1.1.20	Net movement in funds	Revaluations in 2020	At 31.12.20
	£	£	£	£
Unrestricted funds				
General fund	396,073	51,967	-	448,040
TOTAL FUNDS	<u>396,073</u>	<u>51,967</u>	<u>-</u>	<u>448,040</u>

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

	Incoming resources	Resources expended	Movement in funds
	£	£	£
Unrestricted funds			
General fund	93,824	41,857	51,967
TOTAL FUNDS	<u>93,824</u>	<u>41,857</u>	<u>51,967</u>

DERBYSHIRE HISTORIC BUILDINGS TRUST
(Limited by Guarantee)

Detailed Statement of Financial Activities for the Year Ended 31 December 2020

	2020	2019
	£	£
INCOMING RESOURCES		
Investment income		
Rents and service charges	16,859	15,842
Interest receivable	<u>-</u>	<u>-</u>
	<u>16,859</u>	<u>15,842</u>
Incoming resources from charitable activities		
Grants	95,725	4,249
Events	540	4,458
Peak Park Trust	67,788	
Profit on sale of investment property		95,000
General donations	<u>8,637</u>	<u>19,007</u>
	<u>172,690</u>	<u>122,714</u>
Total incoming resources	189,549	138,556
RESOURCES EXPENDED		
Charitable activities		
Preservation projects	<u>128,985</u>	<u>-</u>
Governance costs		
Professional fees	<u>525</u>	<u>555</u>
	<u>525</u>	<u>555</u>
Support costs- Management		
Staff costs	-	-
Premises costs	-	16,275
Repairs	1,195	14,587
Professional fees	6,791	25,617
Depreciation	<u>86</u>	<u>6</u>
	<u>8,072</u>	<u>56,485</u>
Total resources expended	<u>137,582</u>	<u>57,040</u>
Net income/(expenditure)	<u>51,967</u>	<u>81,516</u>

This page does not form part of the statutory financial statements