

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 2022

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 2022

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
Mr R Muir
Mr M Somerfield resigned 12 September 2022

COMPANY SECRETARY Mr E Pugh resigned 10 October 2022
Dr I Webster appointed 1 January 2023

BANKERS: TSB Bank Plc
27 Market Place
Chesterfield
S40 1PN

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 2022

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 2022. 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 2022 (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. In 2022, the Trust successfully completed a scheme of urgent works at Wingfield station. In Autumn 2022, a second contract was let to complete the final phase of work to restore the station. This contract should finish during 2023. 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 2022 (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.

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 2022 (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:



Mr D Latham - Chairman

Dated: 18 September 2023

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 2022 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: 22/05/2023

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 2022

Summary Income & Expenditure Account

	Notes	Unrestricted Funds £	Total 2022 £	Total 2021 £
INCOMING RESOURCES				
Incoming resources from generated funds				
Investment income	2	14,603	14,603	13,083
Interest received		<u>-</u>	<u>-</u>	<u>473</u>
		<u>14,603</u>	<u>14,603</u>	<u>13,556</u>
 Incoming resources from charitable activities				
Grants in respect of the preservation of buildings	3	517,552	517,552	168,783
Events		19,550	19,550	1,350
Donations and legacies		<u>8,821</u>	<u>8,821</u>	<u>14,869</u>
		<u>545,923</u>	<u>545,923</u>	<u>185,002</u>
Total Incoming Resources		<u>560,526</u>	<u>560,526</u>	<u>198,558</u>
 RESOURCES EXPENDED				
Charitable activities				
Charitable expenditure	4	551,076	551,076	202,487
Governance costs	6	<u>590</u>	<u>590</u>	<u>548</u>
Total Resources Expended		<u>551,666</u>	<u>551,666</u>	<u>203,035</u>
NET INCOMING/ (OUTGOING) RESOURCES		<u>8,860</u>	<u>8,860</u>	<u>(4,477)</u>
 RECONCILIATION OF FUNDS				
Total funds brought forward		<u>443,564</u>	<u>443,564</u>	<u>448,040</u>
TOTAL FUNDS CARRIED FORWARD		<u>452,424</u>	<u>452,424</u>	<u>443,564</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 2022

	Notes	2022 Unrestricted £	2021 Total £
Fixed Assets			
Tangible assets	10	330,000 <u>330,000</u>	330,195 <u>330,195</u>
Current Assets			
Debtors: amounts falling due within one year	11	23,501	17,837
Cash at bank & in hand		<u>260,224</u>	<u>327,433</u>
		283,725	345,270
Creditors: Amounts falling due within one year	12	<u>(11,301)</u>	<u>(81,901)</u>
Net Current Assets		<u>272,424</u>	<u>263,369</u>
Creditors: Amounts falling due after one year	13	<u>150,000</u>	<u>150,000</u>
NET ASSETS		<u>452,424</u>	<u>443,564</u>
Funds			
Unrestricted funds	14	<u>452,424</u>	<u>443,564</u>
TOTAL FUNDS		<u>452,424</u>	<u>443,564</u>

On Behalf of the Board

a.) For the year ended 31 December 2022 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:

.....
Im Webster

18 September 2023

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 2022

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 2022

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		
		2022	2021
		£	£
	Rents and service charges	14,603	13,083
	Interest receivable	<u>-</u>	<u>473</u>
		<u>14,603</u>	<u>13,556</u>
3	INCOMING RESOURCES FROM CHARITABLE ACTIVITIES		
	Activity	2022	2021
		£	£
	Grants in respect of the preservation of buildings	517,552	168,783
	Events	19,550	1,350
	General donations	<u>8,821</u>	<u>14,869</u>
		<u>545,923</u>	<u>185,002</u>
4	CHARITABLE ACTIVITIES COSTS		
		Direct costs	Support costs
			(See note 5)
		£	£
	Charitable expenditure	<u>531,871</u>	<u>19,205</u>
5	SUPPORT COSTS		
			Management
			£
	Charitable expenditure		
	Office costs		19,010
	Depreciation		<u>195</u>
			<u>19,205</u>
6	GOVERNANCE COSTS		
		2022	2021
		£	£
	Professional fees	<u>590</u>	<u>548</u>

DERBYSHIRE HISTORIC BUILDINGS TRUST
(Limited by Guarantee)

Notes to the Financial Statements for the Year Ended 31 December 2022 (Continued)

		2022	2021		
		£	£		
7	NET INCOMING/(OUTGOING) RESOURCES				
	Net resources are stated after charging/(crediting):				
	Independent examiners' remuneration	590	548		
	Depreciation- owned asset	195	65		
	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 2021 nor for the year ended 31 December 2022.				
9	STAFF COSTS				
		2022	2021		
		£	£		
	Wages & salaries	<u>-</u>	<u>-</u>		
	The average monthly number of staff employed during the year was as follows:				
		2022	2021		
	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 2022	180,000	150,000	22,437	352,437
	Additions				
	As at 31 December 2022	<u>180,000</u>	<u>150,000</u>	<u>22,437</u>	<u>352,437</u>
	Depreciation				
	As at 1 January 2022	-	-	22,242	22,242
	Charge for the year	<u>-</u>	<u>-</u>	<u>195</u>	<u>195</u>
	As at 31 December 2022	<u>-</u>	<u>-</u>	<u>22,437</u>	<u>22,437</u>
	Net Book Value				
	At 31 December 2022	<u>180,000</u>	<u>150,000</u>	<u>-</u>	<u>330,000</u>
	At 31 December 2021	<u>180,000</u>	<u>150,000</u>	<u>195</u>	<u>330,195</u>

DERBYSHIRE HISTORIC BUILDINGS TRUST
(Limited by Guarantee)

Notes to the Financial Statements for the Year Ended 31 December 2022 (Continued)

Cost or valuation at 31 December 2022 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 2022 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:

	2022 £	2021 £
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

	2022 £	2021 £
Trade debtors- rents due	9,049	-
Trade debtors – other	12,964	1,279
VAT debtor	1,488	16,558
Accrued income	-	-
	<u>23,501</u>	<u>17,837</u>

12 CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022 £	2021 £
Trade creditors	10,731	5,110
Payments received in advance	-	76,241
Accrued expenses and deferred income	<u>570</u>	<u>550</u>
	<u>11,301</u>	<u>81,901</u>

DERBYSHIRE HISTORIC BUILDINGS TRUST
(Limited by Guarantee)

Notes to the Financial Statements for the Year Ended 31 December 2022 (Continued)

13 CREDITORS: AMOUNTS FALLING AFTER ONE YEAR

	2022	2021
	£	£
Creditor re Eccles House Farm lease	<u>150,000</u>	<u>150,000</u>
	<u>150,000</u>	<u>150,000</u>

14 MOVEMENT IN FUNDS

	At 1.1.22	Net movement in funds	Revaluations in 2022	At 31.12.22
	£	£	£	£
Unrestricted funds				
General fund	443,564	8,860	-	452,424
TOTAL FUNDS	<u>443,564</u>	<u>8,860</u>	<u>-</u>	<u>452,424</u>

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

	Incoming resources	Resources expended	Movement in funds
	£	£	£
Unrestricted funds			
General fund	42,974	34,114	8,860
TOTAL FUNDS	<u>42,974</u>	<u>34,114</u>	<u>8,860</u>

DERBYSHIRE HISTORIC BUILDINGS TRUST
(Limited by Guarantee)

Detailed Statement of Financial Activities for the Year Ended 31 December 2022

	2022 £	2021 £
INCOMING RESOURCES		
Investment income		
Rents and service charges	14,603	13,083
Interest receivable	<u>-</u>	<u>473</u>
	<u>14,603</u>	<u>13,556</u>
Incoming resources from charitable activities		
Grants	517,552	168,783
Events	19,550	1,350
General donations	<u>8,821</u>	<u>14,869</u>
	<u>545,923</u>	<u>185,002</u>
Total incoming resources	<u>560,526</u>	<u>198,558</u>
RESOURCES EXPENDED		
Charitable activities		
Preservation projects	<u>531,871</u>	<u>187,614</u>
Governance costs		
Professional fees	<u>590</u>	<u>548</u>
	<u>590</u>	<u>548</u>
Support costs- Management		
Office costs	19,010	14,807
Depreciation	<u>195</u>	<u>65</u>
	<u>19,205</u>	<u>14,872</u>
Total resources expended	<u>551,666</u>	<u>203,034</u>
Net income/(expenditure)	<u>8,860</u>	<u>(4,476)</u>

This page does not form part of the statutory financial statements