

**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 2023**

**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 2023**

**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 resigned 18 September 2023  
Mr D Greenway appointed 18 September 2023  
Mr R Wood appointed 18 September 2023

**COMPANY SECRETARY** Dr I Webster

**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 2023**

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 2023. 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 2023 (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**

In 2023, the Trust successfully completed the restoration of Wingfield station. During 2024, the station will be let to a tenant at a normal commercial rent. The Trust has been involved in the early stages of the development of several other restoration projects. It is too early to predict the outcome of these efforts.

**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 for the year. Performance represents an improvement over previous years after a review by the directors. 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 2023 (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 2023 (Continued)**

**STATEMENT AS TO DISCLOSURE OF INFORMATION TO INDEPENDENT EXAMINERS**

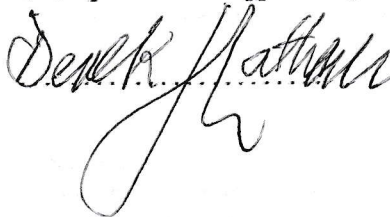
So far as the trustees are aware, there is no relevant information (as defined in the Companies Act 2006) of which the charitable company's independent examiners are unaware, and each trustee has taken all the steps that they ought to have taken as a trustee in order to make them aware of any relevant 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: ..... 9 September 2024

**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 2023 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: 12/08/2024 .

Name: FIONA ELAINE CLAIRE 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 2023**

**Summary Income & Expenditure Account**

	Notes	Unrestricted Funds	Total	Total
			2023	2022
		£	£	£
<b>INCOMING RESOURCES</b>				
Investment income	2	20,777	20,777	14,603
Interest received	2	2,156	2,156	
		<b>22,933</b>	<b>22,933</b>	<b>14,603</b>
<b>Incoming resources from charitable activities</b>	3			
Grants in respect of the preservation of buildings		881,451	881,451	517,552
Events		1,685	1,685	19,550
Donations and legacies		10,255	10,255	8,821
		<b>893,391</b>	<b>893,391</b>	<b>545,923</b>
<b>Total Incoming Resources</b>		<b>916,324</b>	<b>916,324</b>	<b>560,526</b>
<b>RESOURCES EXPENDED</b>				
<b>Charitable activities</b>				
Charitable expenditure	4	960,276	960,276	531,871
Support costs	5	22,041	22,041	19,205
Governance costs	6	570	570	590
<b>Total Resources Expended</b>		<b>982,887</b>	<b>982,887</b>	<b>551,666</b>
<b><u>NET INCOMING/ (OUTGOING RESOURCES)</u></b>		<b>(66,563)</b>	<b>(66,563)</b>	<b>8,860</b>
<b>RECONCILIATION OF FUNDS</b>				
<b>Total funds brought forward</b>		452,424	452,424	443,564
<b>TOTAL FUNDS CARRIED FORWARD</b>		<b>385,861</b>	<b>385,861</b>	<b>452,424</b>

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 2023**

	Notes	2023 Unrestricted	2022 Total
<b>Fixed Assets</b>			
Tangible assets	10	630,000	330,000
<b>Current Assets</b>			
Debtors: amounts falling due within one year	11	161,521	23,501
Cash at bank & in hand		117,601	260,224
		<b>279,122</b>	<b>283,725</b>
<b>Creditors: Amounts falling due within one year</b>	12	73,261	11,301
<b>Net Current Assets</b>		<b>205,861</b>	<b>272,424</b>
<b>Creditors: Amounts falling due after one year</b>	13	450,000	150,000
<b>NET ASSETS</b>		<b>385,861</b>	<b>452,424</b>
<b>Funds</b>			
Unrestricted funds	14	385,861	452,424
<b>TOTAL FUNDS</b>		<b>385,861</b>	<b>452,424</b>

**On Behalf of the Board**

a.) For the year ended 31 December 2023 the company was entitled to exemption from audit under section 477 of the Companies Act 2006.

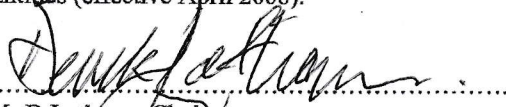
b.) The company has not been required to obtain an audit in accordance with section 476 of the Companies Act 2006;

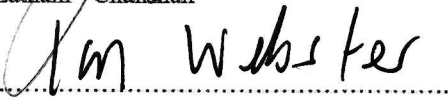
c.) The Members acknowledge their responsibility for:

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: 9 September 2024

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 2023**

**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 2023**

**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**

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Rents and service charges	20,777	14,603
Interest receivable	2,156	
	<b>22,933</b>	<b>14,603</b>

**3 INCOMING RESOURCES FROM CHARITABLE ACTIVITIES**

<b>Activity</b>	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Grants in respect of the preservation of buildings	881,451	517,552
Events	1,685	19,550
General donations	10,255	8,821
	<b>893,391</b>	<b>545,923</b>

**4 CHARITABLE ACTIVITIES COSTS**

	<b>Direct costs</b>	<b>Support costs</b>	<b>Totals</b>
	<b>£</b>	<b>(See note 5)</b>	<b>£</b>
	<b>£</b>	<b>£</b>	<b>£</b>
Charitable expenditure	960,276	22,611	982,887

**5 SUPPORT COSTS**

	<b>Management</b>
	<b>£</b>
Events	618
Office costs	21,423
	<b>22,041</b>

**6 GOVERNANCE COSTS**

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Professional fees	570	590

**DERBYSHIRE HISTORIC BUILDINGS TRUST**  
**(Limited by Guarantee)**

**Notes to the Financial Statements for the Year Ended 31 December 2023 (Continued)**

**7 NET INCOMING/(OUTGOING) RESOURCES**

	<b>2023</b>	<b>2022</b>
	£	£
Net resources are stated after charging/(crediting):		
Independent examiners' remuneration	570	590
Depreciation- owned asset		195

**8 MEMBERS' REMUNERATION AND BENEFITS**

There were no trustee remuneration, other benefits or expenses for the year ended 31 December 2023 nor for the year ended 31 December 2022

**9 STAFF COSTS**

	<b>2023</b>	<b>2022</b>
	£	£
Wages and salaries	Nil	Nil

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

	<b>2023</b>	<b>2022</b>
	£	£
Administration	Nil	Nil

No employee received remuneration of more than £50,000.

**10 TANGIBLE FIXED ASSETS**

	Freehold property	Leasehold property	Office and computer equipment	Totals
	£	£	£	£
<b>Cost or Valuation</b>				
As at 1 January 2023	180,000	150,000	22,437	352,437
Additions	300,000			300,000
As at 31 December 2023	<b>480,000</b>	<b>150,000</b>	<b>22,437</b>	<b>652,437</b>
<b>Depreciation</b>				
As at 1 January 2023			22,437	22,437
Charge for the year				
As at 31 December 2023			<b>22,437</b>	<b>22,437</b>
<b>Net Book Value</b>				
At 31 December 2023	<b>480,000</b>	<b>150,000</b>	<b>0</b>	<b>630,000</b>
At 31 December 2022	<b>180,000</b>	<b>150,000</b>	<b>0</b>	<b>330,000</b>

**DERBYSHIRE HISTORIC BUILDINGS TRUST**  
**(Limited by Guarantee)**

**Notes to the Financial Statements for the Year Ended 31 December 2023 (Continued)**

Cost or valuation at 31 December 2023 is represented by:

	Freehold property	Leasehold property	Office and computer equipment	Totals
	£	£	£	£
Valuation	180,000			180,000
Cost	300,000	150,000	22,437	472,437
	<b>480,000</b>	<b>150,000</b>	<b>22,437</b>	<b>652,437</b>

Freehold land and buildings were valued by trustees at 31 December 2023 based on a valuation carried out on 1<sup>st</sup> 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:

	2023	2022
	£	£
Cost	10,379	10,379

Leasehold land and buildings relate 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**

	2023	2022
	£	£
Trade debtors – rents due		9,049
Trade debtors – other	117,274	12,964
VAT debtor	44,247	1,488
Accrued income		
	<b>161,521</b>	<b>23,501</b>

**12 CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2023	2022
	£	£
Trade creditors	63,261	10,731
Wingfield Station redecoration provision	10,000	
Accrued expenses and deferred income		570
	<b>73,261</b>	<b>11,301</b>

**DERBYSHIRE HISTORIC BUILDINGS TRUST**  
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**Notes to the Financial Statements for the Year Ended 31 December 2023 (Continued)**

**13 CREDITORS: AMOUNTS FALLING AFTER ONE YEAR**

	2023	2022
	£	£
Wingfield Station	300,000	
Creditor re Eccles House Farm lease	150,000	150,000

Wingfield station was substantially financed by grants from Historic England and National Heritage. A condition of these grants was that the Trust should not sell Wingfield station for a period of ten years, unless it was willing to repay the grant or pass the sale proceeds to the grant providers, whichever is the smaller.

**14 MOVEMENT IN FUNDS**

	At 1.01.23	Net movement in funds	Revaluations in 2023	At 31.12.23
<b>Unrestricted funds</b>				
General funds	452,424	(66,563)		385,861
<b>TOTAL FUNDS</b>	<b>452,424</b>	<b>(66,563)</b>		<b>385,861</b>

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

	Incoming resources £	Resources expended £	Movement in funds £
<b>Unrestricted funds</b>			
General fund	916,324	982,887	(66,563)
<b>TOTAL FUNDS</b>	<b>916,324</b>	<b>982,887</b>	<b>(66,563)</b>

**DERBYSHIRE HISTORIC BUILDINGS TRUST**  
**(Limited by Guarantee)**

**Detailed Statement of Financial Activities for the Year Ended 31 December 2023**

	2023	2022
	£	£
<b>INCOMING RESOURCES</b>		
<b>Investment income</b>		
Rents and service charges	20,777	14,603
Interest receivable	2,156	
	<b>22,933</b>	<b>14,603</b>
<b>Incoming resources from charitable activities</b>		
Grants	881,451	517,552
Events	1,685	19,550
General donations	10,255	8,821
	<b>893,391</b>	<b>545,923</b>
<b>Total incoming resources</b>	<b>916,324</b>	<b>560,526</b>
<b>RESOURCES EXPENDED</b>		
<b>Charitable activities</b>		
Preservation projects	960,276	531,871
<b>Governance costs</b>		
Professional fees	570	590
<b>Support costs - Management</b>		
Office costs	21,423	19,010
Events	618	
Depreciation		195
	<b>22,041</b>	<b>19,205</b>
<b>Total resources expended</b>	<b>982,887</b>	<b>551,666</b>
<b>Net income/(expenditure)</b>	<b>(66,563)</b>	<b>8,860</b>

This page does not form part of the statutory financial statements