

COMPANY REGISTRATION NUMBER: 1190087 (England & Wales)
CHARITY REGISTRATION NUMBER: 503983

DERBYSHIRE HISTORIC BUILDINGS TRUST

(A company limited by guarantee)

Annual Report and Financial Statements
for the Year Ended 31 December 2024

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

DERBYSHIRE HISTORIC BUILDINGS TRUST

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DERBYSHIRE HISTORIC BUILDINGS TRUST

Legal and Administrative Information for the Year Ended 31 December 2024

COMPANY REGISTRATION NUMBER: 1190087 (England and 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 D Greenway
Mr R Wood

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

Report of the Trustees and Directors for the Year Ended 31 December 2024

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 the directors for the purposes of the Companies Act 2006, have pleasure in presenting their annual report and financial statements for the year ended 31 December 2024. The trustees confirm that the annual report and financial statements of the charitable company comply with the current statutory requirements, the requirements of the charitable company's governing document and the provisions of the Statement of Recommended Practice (SORP) applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) (effective 1 January 2019).

Principal activity

The principal activity of the charitable company is the identification of neglected or abandoned historic buildings in Derbyshire in danger of decay or demolition, and to work for their preservation and modernisation without damage to their essential character.

Structure, governance and management

The organisation is a charitable company limited by guarantee, not having 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 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.

Organisation

The charity is controlled by the board of trustees. The trust relies on the support of volunteers as required to further the aims and objectives of the trust. The trust procures the services of independent experts as and when required. The trust now has two employees, who are involved in the direct charitable activities of the trust.

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

Report of the Trustees and Directors for the Year Ended 31 December 2024 (continued)

Risk management

The trustees continue to identify, monitor and advise on the major risks that face the trust. The trustees are content that all 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 AIMS

As already stated, the trust's aim is to identify neglected or abandoned historic buildings in 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 only acquire 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.

The work of the trust includes advising owners on the preservation of historic buildings in and around Derbyshire and carrying out feasibility studies to aid in their preservation when requested to do so.

ACTIVITIES, ACHIEVEMENTS AND PERFORMANCE

Significant activities

During 2024, the trust has let Wingfield Station on normal commercial terms to a single tenant. During the year, the trust secured a large National Heritage Lottery grant to conduct a survey of buildings at risk in two local government areas of Derbyshire. The grant will also fund training for several groups on the skills needed to renovate historic buildings. In addition, the trust continues to be involved in several other potential restoration projects where the outcome is currently unclear.

Investment performance

Investment income includes rent and service charges for property lettings, and interest on cash balances. Investments have performed in line with the trustees' expectations for the year. These included a recognition that income might fall as capital works were carried out on Hopkinson's House. These works are expected to improve medium and long term income.

Internal and external factors

Grant income continues to be the trust's major source of income. Grant givers, whether government bodies or private foundations, now expect to see their funding do much more than simply restore an historic building. They wish to see clear benefits to local communities, in terms of improving employment, skills and community activity. The trust has developed its strategy and activities to reflect these wishes of potential funders. Part of this strategy is to diversify the trust's income sources by generating higher levels of rental income from a larger portfolio of owned properties.

DERBYSHIRE HISTORIC BUILDINGS TRUST

Report of the Trustees and Directors for the Year Ended 31 December 2024 (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 AS TO DISCLOSURE OF INFORMATION TO INDEPENDENT EXAMINERS

The trustees of the charitable company who held office at the date of approval of this annual report confirm that:

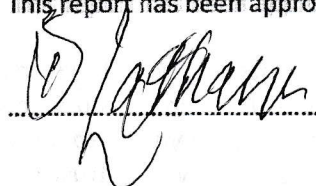
- So far as they are aware, there is no relevant information (as defined in the Companies Act 2006) of which the charitable company's independent examiners are unaware, and
- They have taken all the steps that they ought to have taken as trustees in order to make themselves aware of any relevant information 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 by:



Mr D Latham - Chairman

Dated:

8 Sept 2025

DERBYSHIRE HISTORIC BUILDINGS TRUST

Statement of Trustees' Responsibilities

The trustees (who are also the directors of Derbyshire Historic Buildings Trust for the purposes of company law) are responsible for preparing the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland". The report and accounts have been prepared in accordance with the provisions in the Companies Act 2006 relating to small companies.

Company law requires the trustees to prepare financial statements for each financial year. Under company law the trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including its income and expenditure, of the charity for that period. In preparing those financial statements, the trustees are required to:

- select suitable accounting policies and apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards, comprising FRS 102 have been followed, subject to any material departures disclosed and explained in the financial statements; and
- 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

Independent Examiner's Report to the Trustees of Derbyshire Historic Buildings Trust

I report to the charity trustees on my examination of the financial statements of Derbyshire Historic Buildings Trust ('the Company') for the year ended 31 December 2024.

Responsibilities of trustees and basis of report

As the charity's trustees (and also the directors for the purposes of company law) you 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).

Independent examiner's statement

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination which gives me cause to believe that in any material respect:

1. accounting records were not kept in accordance with 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.

Signed: *Fiona Bennett*

Dated: *24/07/2025*

Mrs Fiona E C Bennett FCA

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

Statement of Financial Activities for the Year Ended 31 December 2024

Summary Income & Expenditure Account

	Notes	Unrestricted Funds	Total	Total
			2024	2023
		£	£	£
Incoming resources				
Charitable activities	3	76,948	112,564	893,391
Investment income	4	52,622	17,006	22,933
Total incoming resources		<u>129,570</u>	<u>129,570</u>	<u>916,324</u>
Resources expended				
Charitable activities	5	150,613	150,613	982,887
Total resources expended		<u>150,613</u>	<u>150,613</u>	<u>982,887</u>
Net outgoing resources		(21,043)	(21,043)	(66,563)
Reconciliation of funds				
Total funds brought forward		<u>385,861</u>	<u>385,861</u>	<u>452,424</u>
Total funds carried forward	14	<u>364,818</u>	<u>364,818</u>	<u>385,861</u>

All of the charity's activities derive from continuing operations during the above two periods. The funds breakdown for 2023 is shown in note 14.

The notes on pages 9 to 14 form an integral part of these financial statements.

DERBYSHIRE HISTORIC BUILDINGS TRUST
(Registration number 1190087)

Balance Sheet as at 31 December 2024

	Notes	2024 £	2023 £
Fixed assets			
Tangible assets	10	630,000	630,000
Current Assets			
Debtors	11	1,412	161,521
Cash at bank and in hand		201,408	117,601
		<hr/>	<hr/>
		202,820	279,122
Creditors: Amounts falling due within one year	12	(18,002)	(73,261)
Net current assets		<hr/>	<hr/>
		184,818	205,861
Total assets less current liabilities		<hr/>	<hr/>
		814,818	835,861
Creditors: Amounts falling due after more than one year	13	(450,000)	(450,000)
Net assets		<hr/>	<hr/>
		364,818	385,861
Charity funds			
Unrestricted funds	14	364,818	385,861
Total funds		<hr/>	<hr/>
		364,818	385,861


For the financial year ended 31 December 2024 the charity was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

- The directors have not required the charity to obtain an audit of its accounts for the year in question in accordance with section 476 of the Companies Act 2006; and
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These financial statements have been prepared in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006.

The financial statements on pages 7 to 14 were approved by the trustees and authorised for issue on 8 Sept 2025 and signed on their behalf by:


.....
Mr D Latham – Chairman


.....
Dr I Webster

The notes on pages 9 to 14 form an integral part of these financial statements.

DERBYSHIRE HISTORIC BUILDINGS TRUST

Notes to the Financial Statements for the Year Ended 31 December 2024

1 BASIS OF PREPARATION

1.1 Basis of accounting

These accounts have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant note(s) to these accounts.

The accounts have been prepared in accordance with:

- The Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued on 16 July 2014; and with
- The Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102); and with
- The Charities Act 2011.

1.2 Going concern

The financial statements have been prepared on a going concern basis.

The trustees assess whether the use of the going concern basis is appropriate i.e. whether there are any material uncertainties related to events or conditions that may cast significant doubt on the ability of the charity to continue as a going concern. The trustees make this assessment in respect of a period of one year from the date of approval of the financial statements.

2 ACCOUNTING POLICIES

2.1 Income

Recognition of income

All incoming resources are included in the Statement of Financial Activities (SoFA) when:

- the charity becomes entitled to the resources;
- it is more likely than not that the trustees will receive the resources; and
- the monetary value can be measured with sufficient reliability.

Membership

Income from life memberships is accounted for on receipt.

Grants and donations

Grants and donations are only included in the SoFA when the general income recognition criteria are met (5.10 to 5.12 FRS 102 SORP).

2.2 Expenditure and liabilities

Liability recognition

Liabilities are recognised where it is more likely than not that there is a legal or constructive obligation committing the charity to pay out resources and the amount of the obligation can be measured with reasonable certainty.

DERBYSHIRE HISTORIC BUILDINGS TRUST

Notes to the Financial Statements for the Year Ended 31 December 2024 (continued)

Resources expended

Expenditure is accounted for on an accruals basis. All costs are allocated to the applicable expenditure heading that aggregate all costs related to the category. Where costs cannot be directly attributed to particular headings they have been allocated on a basis consistent with the use of resources.

Governance and support costs

The charity has incurred expenditure on support costs. Such costs are allocated between governance and other support. Governance costs comprise all costs involving public accountability of the charity and its compliance with regulation and good practice.

Trade creditors

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if the charity does not have an unconditional right, at the end of the reporting period, to defer settlement of the creditor for at least twelve months after the reporting date. If there is an unconditional right to defer settlement for at least twelve months after the reporting date, they are presented as non-current liabilities.

2.3 Taxation

The charity is considered to pass the tests set out in Paragraph 1 Schedule 6 of the Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes. Accordingly, the charity is potentially exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3 Part 11 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

2.4 Assets

Tangible Fixed Assets

Office and computer equipment and leasehold property are initially recorded at cost, less any subsequent accumulated depreciation and subsequent impairment losses. Freehold property including investment property is included at valuation, which is subject to annual review by the trustees.

Depreciation

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
Land and buildings	-	Not depreciated

Depreciation is not charged on land and buildings as 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

DERBYSHIRE HISTORIC BUILDINGS TRUST

Notes to the Financial Statements for the Year Ended 31 December 2024 (continued)

high that any depreciation is immaterial, such assets being subject to annual impairment reviews.

Trade debtors

Trade debtors are measured on initial recognition at settlement amount after any amount advanced to the charity. Subsequently, they are measured at the cash or other consideration expected to be received.

2.4 Taxation

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

2.5 Fund structure

Unrestricted income funds are general funds that are available for use at the trustees' discretion in furtherance of the objectives of the charity.

Restricted income funds are those funds for use in a particular area or for specific purposes, the use of which is restricted to that area or purpose. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

3 INCOMING RESOURCES FROM CHARITABLE ACTIVITIES

	2024	2023
	£	£
Grants in respect of the preservation of buildings	43,692	881,451
Events	24,145	1,685
General donations	9,111	10,255
	<u>76,948</u>	<u>893,391</u>

All incoming resources from charitable activities relate to unrestricted funds.

4 INVESTMENT INCOME

	2024	2023
	£	£
Rents and service charges	49,803	20,777
Interest receivable	2,819	2,156
	<u>52,622</u>	<u>22,933</u>

All investment income relates to unrestricted funds.

5 EXPENDITURE ON CHARITABLE ACTIVITIES

	2024	2023
	£	£
Direct charitable expenditure	103,117	960,276
Support costs (see note 6)	47,496	22,611
	<u>150,613</u>	<u>982,887</u>

DERBYSHIRE HISTORIC BUILDINGS TRUST

Notes to the Financial Statements for the Year Ended 31 December 2024 (continued)

6 SUPPORT COSTS

	2024	2023
	£	£
Events	13,658	618
Office costs	33,258	21,423
Governance	580	570
	<u>47,496</u>	<u>22,611</u>

7 NET OUTGOING RESOURCES

Net outgoing resources for the year are stated after charging:

	2024	2023
	£	£
Independent examiner's fees	<u>580</u>	<u>570</u>

8 MEMBERS' REMUNERATION AND BENEFITS

No trustees received remuneration, other benefits or expenses for the year ended 31 December 2024 nor for the year ended 31 December 2023.

9 STAFF COSTS

	2024	2023
	£	£
Salaries and wages	28,363	-
Social security costs	2,450	-
Pension costs (defined contribution scheme)	583	-
Total staff costs	<u>31,396</u>	<u>-</u>

No employees received remuneration of more than £60,000.

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

	2024	2023
Direct charitable activities - preservation projects	2	Nil

DERBYSHIRE HISTORIC BUILDINGS TRUST

Notes to the Financial Statements for the Year Ended 31 December 2024 (continued)

10 TANGIBLE FIXED ASSETS	Freehold property	Leasehold property	Office and computer equipment	Totals
	£	£	£	£
Cost or valuation				
As at 1 January 2024 and 31 December 2024	480,000	150,000	22,437	652,437
Depreciation				
As at 1 January 2024 and 31 December 2024	-	-	22,437	22,437
Net book value				
As at 31 December 2023 and 31 December 2024	480,000	150,000	-	630,000

Cost or valuation at 31 December 2024 is represented by:

	Freehold property	Leasehold property	Office and computer equipment	Totals
	£	£	£	£
Valuation	480,000	-	-	480,000
Cost	-	150,000	22,437	172,437
	480,000	150,000	22,437	652,437

Included in freehold property is Hopkinson's House, valued by the trustees at £180,000 on 31 December 2024, based on a valuation carried out on 1 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 into account various lettings and other occupational arrangements. The further £300,000 included within freehold property relates to the value of Wingfield Station, completed in 2023. The trustees consider this to be a fair valuation on 31 December 2024.

The freehold property has been 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 property had not been revalued it would have been included at the following historical cost:

	2024	2023
	£	£
Cost	10,379	10,379

Leasehold property 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 site comprises a listed building with small business units.

DERBYSHIRE HISTORIC BUILDINGS TRUST

Notes to the Financial Statements for the Year Ended 31 December 2024 (continued)

11 DEBTORS

	2024	2023
	£	£
Trade debtors	-	117,274
VAT debtor	1,412	44,247
	<u>1,412</u>	<u>161,521</u>

12 CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2024	2023
	£	£
Trade creditors	16,459	62,691
Wingfield Station redecoration provision	-	10,000
Social security and other taxes	963	-
Accruals and deferred income	580	570
	<u>18,002</u>	<u>73,261</u>

13 CREDITORS: AMOUNTS FALLING AFTER MORE THAN ONE YEAR

	2024	2023
	£	£
Wingfield Station	300,000	300,000
Eccles House Farm lease	150,000	150,000
	<u>450,000</u>	<u>450,000</u>

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 from acquisition, 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

	Balance at 1 January 2024	Incoming resources	Resources expended	Balance at 31 December 2024
	£	£	£	£
Unrestricted funds				
General funds	385,861	129,570	(150,613)	364,818
Total funds	<u>385,861</u>	<u>129,570</u>	<u>(150,613)</u>	<u>364,818</u>

DERBYSHIRE HISTORIC BUILDINGS TRUST

Detailed Statement of Financial Activities for the Year Ended 31 December 2024

	2024	2023
	£	£
<u>Incoming resources</u>		
Incoming resources from charitable activities		
Grants in respect of the preservation of buildings	43,692	881,451
Events	24,145	1,685
General donations	9,111	10,255
	<u>76,948</u>	<u>893,391</u>
Investment income		
Rents and service charges	49,803	20,777
Interest receivable	2,819	2,156
	<u>52,622</u>	<u>22,933</u>
Total incoming resources	129,570	916,324
<u>Resources expended</u>		
Direct charitable expenditure		
Preservation projects	103,117	960,276
Governance costs		
Independent examiner's fees	580	570
Support costs		
Office costs	33,258	21,423
Events	13,658	618
	<u>46,916</u>	<u>22,041</u>
Total resources expended	150,613	982,887
Net income/(expenditure)	<u>(21,043)</u>	<u>(66,563)</u>

This page does not form part of the statutory financial statements