

**Caledon Regeneration Partnership Limited**

**Annual Report**

**For the year ended 28 February 2025**

Registered Number: NI031907

Registered Charity Number: NIC 101254

**Noel Conn & Company  
Chartered Accountants**

# Caledon Regeneration Partnership Limited

## Annual Report for the year ended 28 February 2025

### Contents

Directors and Trustees and Other Information.....	2
Directors' and Trustees report.....	3
Statement of Directors' and Trustees' Responsibilities.....	5
Independent Accountant's report.....	6
Statement of Financial Activities .....	7
Statement of Financial Position .....	8
Notes to the financial statements.....	9

**Directors, Trustees and Other Information**

**Directors**

Mr Richard Blakiston-Houston  
Mr William James Beattie  
The Earl of Caledon  
Mr David James Brady  
Mr John Casey  
Mr Christopher Gill  
Mr Raymond Donnelly

**Trustees**

Mr Roger John Burton  
Mr David James Brady  
Mr William James Beattie  
Mr John Casey  
Mr Richard Blakiston-Houston  
The Earl of Caledon  
Councillor Frances Burton  
Mr Christopher Gill  
Ms Connie McNamee  
Mrs Eloise Sherry  
Mr Dwayne McGlone  
Councillor Gael Gildernew  
Councillor Kevin McElvogue  
Councillor Mark Robinson

**Secretary and registered office**

Mr John Casey  
42 Main Street  
Caledon  
County Tyrone  
BT68 4TZ

**Reporting Accountants**

Noel Conn & Company  
7 Seven Houses  
English Street  
Armagh  
County Armagh  
BT61 7LA

**Bankers**

AIB  
18/20 Scotch Street  
Dungannon  
County Tyrone  
BT70 1AZ

**Charity Commission Northern Ireland  
Number**

NIC 101254

## Directors' and Trustees' report for the year ended 28 February 2025

The directors' and trustees', present their report and the unaudited financial statements for the year ended 28 February 2025.

### Structure, governance and management

The charity is an incorporated body, and is under the control of the Directors and Trustees as detailed out in the charity constitution. The charity is recognised as a charity under the Charity Commission for Northern Ireland as at the date of registration being 2 March 2015.

### Organisation

The Directors and Trustees who have served during the year are detailed out on page 2.

### Public Benefit

The Directors and Trustees believe that both our purposes and the activities undertaken in this last financial year clearly satisfy elements of the public benefit requirement.

### Statement of Public Benefit

The direct benefit is for the Preservation of the built, industrial and environmental heritage of the village and its environment, thus preserving Caledon's unique and individual character for the enjoyment of current and future generations and offering economic benefit to the local and regional communities derived from servicing the developing niche tourism markets in respect of the exploration of culture and heritage. There is also to be a benefit to the inhabitants of the village, derived by the provision of good quality housing stock thus enhancing quality of life and health, and the provision of a number of attractive restored public buildings for community use, encouraging community cohesion and reducing isolation among the inhabitants of the village and the surrounding rural area. Caledon has been transformed from a near derelict state to a very attractive place to live and work leading to a great sense of pride among local people. By enhancing education through a joint exploration of heritage and culture, people of differing backgrounds and political opinion have benefited from the opportunity to explore new perspectives. The development of a thriving allotment community has had broad spectrum beneficial effects within the local community, enabling the growers and their families to eat more healthily while cutting household expenditure with the added benefit of locally sourced fresh food and reduced food miles. People from different cultures are afforded the opportunity to interact in a relaxed environment exploring a shared interest, thus building trust and tolerance, which has had a particularly beneficial effect in respect of the integration of ethnic minorities within the local community. Committee members are gaining useful experience in governance and gaining confidence in their skills and abilities. The involvement of children in the project from different cultures and traditions will have far reaching benefits both in respect of health and future community cohesion. The impressive transformation of the village from a near derelict state is evidential in a tangible sense. The benefits to the people have been evidenced through detailed public consultation, the Caledon 2030 Vision – the programme of restoration was regarded as high/medium priority and the recognition and interpretation of the village's natural resources as high priority. Overall, there is a very notable feeling of wellbeing and pride among the local community, new business has been attracted to the village and the feedback from visitors is very positive. The benefits of advancing education and encouraging appreciation of all matters relating to history, heritage and culture can be evidenced through good attendance at talks and exhibitions, the setting up of a community led local history group and the willingness of the local community to join and contribute to project steering groups. Any private benefit is incidental in the sense that most of the trustees are local community members and are therefore able to benefit from the attractive living and working conditions.

## Objectives and Activities

Caledon Regeneration Partnership makes funding applications in respect of and manages restoration projects with regard to the conservation of listed buildings in Caledon and those deemed at risk on the BARNI register. We promote and protect environmental heritage in the village and environment by monitoring planning applications, tree protection orders etc. We organise exhibitions, lectures and working groups on the subject matter of history and culture and raises funds and manage community projects in order to improve the wellbeing, social welfare and build community cohesion.

## Dividends and transfers to reserves

In accordance with the Memorandum of Association no portion of the company's income may be paid by way of dividend.

## Financial Review and Reserves

The principal sources of income are from grants, donations and rental income. The financial statements show a surplus for the year of £2,024.

By order of the Trustees



Mr R Donnelly  
Director and Chairperson

24-11-25  
Date

**Statement of Directors' and Trustees' Responsibilities**

The Directors and Trustees, are responsible for preparing the Directors' and Trustees' Annual Report and the Financial Statements in accordance with the applicable law and United Kingdom Accounting Standards.

The law applicable to charities in Northern Ireland requires the trustees to prepare financial statements for each financial year. Under that law the trustees have prepared the financial statements in accordance with Generally Accepted Accounting Practice in the United Kingdom (accounting standards issued by the Financial Reporting Council in the UK, including Charities SORP (FRS 102). Accounting and Reporting by Charities: Statements of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and promulgated by the Institute of Chartered Accountants in the United Kingdom and United Kingdom Law). Under that 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 the affairs of the charity and of the statement of financial activities of the charity for that period.

In preparing these financial statements, the directors and trustees are required to:

- select suitable accounting policies and then apply the consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that a reasonable and prudent;
- state whether the application of accounting standards have been followed, subject to any material departures disclosed and explained the Financial Statements;
- prepare the Financial Statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.


The directors and trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and to enable them to ensure that the financial statements comply with the Charities Act (Northern Ireland) 2008 and the Charity (Accounts and Reports) Regulations (Northern Ireland) 2008. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The directors and trustees are responsible for the maintenance and integrity of the corporate and financial information included on the charities website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

**Reporting Accountants**

A resolution to re-appoint the reporting accountants, Noel Conn and Company will be proposed at the annual general meeting.

By Order of the board

  
Mr R Donnelly  
Director and Chairperson

24-11-25  
Date

## **Independent accountants' report to the members of Caledon Regeneration Partnership Limited**

We report on the accounts for the year ended 28 February 2025 as set out on Pages 7 – 13.

### **Respective responsibilities of charity trustees and examiner**

As the charity trustees (and also the directors of the company for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006. Having being satisfied that the charity is not subject to audit under company law, and is eligible for independent examination, it is our responsibility to:

- examine the accounts under section 65 of the Charities Act
- follow the procedures laid down in the general Directions given by the Charity Commission for Northern Ireland under section 65(9)(b) of the Charities Act
- state whether particular matters have come to our attention.

### **Basis of independent accountants' report**

We have examined your charity accounts as required under section 65 of the Charities Act and our examination was carried out in accordance with the general Directions given by the Charity Commission for Northern Ireland under section 65(9)(b) of the Charities Act. The examination included a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also included consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as charity trustees concerning any such matters.

Our role is to state whether any material matters have come to our attention giving us cause to believe:

- That accounting records were not kept in accordance with section 386 of the Companies Act 2006
- That the accounts do not accord with those accounting records
- That the accounts do not comply with the accounting requirements of section 396 of the Companies Act 2006 and with the methods and principles of the Charities Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland
- That there is further information needed for a proper understanding of the accounts to be reached.

We have completed our examination and have no concerns in respect of the matters listed above and, in connection with following the Directions of the Charity Commission for Northern Ireland, we have found no matters that require drawing to your attention.

---

### **Noel Conn & Company**

Chartered Accountants & Registered Auditors  
7 Seven Houses  
English Street  
Armagh  
BT61 7LA

11 November 2025

## Statement of Financial Activities for the year ended 28 February 2025

	Notes	Unrestricted Funds 2025 £	Restricted Funds 2025 £	Total Funds 2025 £	Total Funds 2024 £
<b><u>Incoming Resources:</u></b>					
<b>Voluntary income</b>					
Grants Received	2	-	2,125	2,125	2,625
General Donations		-	-	-	220
<b>Activities to Generate Funds</b>					
Rental Income		29,675	-	29,675	29,868
Hire of Rooms		-	-	-	168
Investment and Other Income		-	-	-	-
<b>Total Incoming Resources</b>		<b>29,675</b>	<b>2,125</b>	<b>31,800</b>	<b>32,881</b>
<b><u>Resources Expended:</u></b>					
<b>Charitable Activities</b>					
Charitable Donations	3	-	-	-	850
Charitable Activities	4	-	-	-	650
Administration Costs	5	12,408	442	12,850	15,733
Establishment Costs	6	14,260	-	14,260	14,628
Other Costs	7	263	2,403	2,666	420
<b>Total Resources Expended</b>		<b>26,931</b>	<b>2,845</b>	<b>29,776</b>	<b>32,281</b>
<b>Net Income/(Expenditure) for the year</b>	11	<b>2,744</b>	<b>(720)</b>	<b>2,024</b>	<b>600</b>
Gross Transfers between funds		6,145	(6,145)	-	-
<b>Net Income/(Expenditure) for the year</b>		<b>8,889</b>	<b>(6,865)</b>	<b>2,024</b>	<b>600</b>
Transfers in/(out) of Reserves		-	-	-	-
<b>Reconciliation of Funds</b>					
Total funds brought forward		(2,329)	4,030	1,701	1,101
<b>Total Funds to Carry Forward</b>		<b>6,560</b>	<b>(2,835)</b>	<b>3,725</b>	<b>1,701</b>

All amounts above relate to continuing operations of the company.

The company has no recognised gains or losses other than those included in the results above and therefore no separate statement of total recognised gains and losses has been presented.

There is no difference between the deficit on ordinary activities before taxation and the surplus for the year stated above and their historical cost equivalents.

## Balance sheet at 28 February 2025


Employment of Capital	Notes	Unrestricted Funds 2025 £	Restricted Funds 2025 £	Total Funds 2025 £	Total Funds 2024 £
<b>Fixed Assets</b>					
Tangible Assets	8	-	1,112,228	1,112,228	1,127,307
<b>Current Assets</b>					
Debtors and Prepayments	9	2,424	-	2,424	1,824
Cash at Bank and in Hand		9,065	1,015	10,080	1,874
		<u>11,489</u>	<u>1,015</u>	<u>12,504</u>	<u>3,698</u>
<b>Current Liabilities</b>					
Bank Overdrafts		-	35,647	35,647	15,397
Creditors: Amounts due within one year	10	4,929	-	4,929	5,012
		<u>4,929</u>	<u>35,647</u>	<u>40,576</u>	<u>20,409</u>
<b>Net Current Assets</b>		<u>6,560</u>	<u>(34,632)</u>	<u>(28,072)</u>	<u>(16,711)</u>
<b>Total Assets Less Current Liabilities</b>		<u>6,560</u>	<u>1,077,596</u>	<u>1,084,156</u>	<u>1,110,596</u>
<b>Provisions for Liabilities and Charges</b>					
Deferred Income - Capital Grants	11	-	1,080,431	1,080,431	1,108,895
<b>Net Assets</b>		<u>6,560</u>	<u>(2,835)</u>	<u>3,725</u>	<u>1,701</u>
<b>Funds</b>					
Unrestricted Funds	13			6,560	(2,329)
Restricted Funds	13			(2,835)	4,030
				<u>3,725</u>	<u>1,701</u>

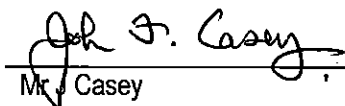
For the financial year ended 28 February 2025 the company was entitled to exemption from audit under section 477 of the Companies Act 2006. No Member of the company has deposited a notice, pursuant to section 476, requiring an audit of these financial statements under the Companies Act 2006.

The directors acknowledge their responsibilities for ensuring that the company keeps accounting records which comply with section 386 of the Act and for preparing financial statements 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 deficit 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 2006 relating to accounts, so far as applicable to the company.

These accounts have been prepared in accordance with the special provisions applicable to companies subject to the small company's regime within Part 15 of the Companies act 2006.

The financial statements have been approved by the board and authorised for issue on 11 November 2025.

  
Mr R Donnelly  
Director/Chairperson

  
Mr J Casey  
Director/Secretary

**Notes to the financial statements for the year ended 28 February 2025**

**1. Principal accounting policies**

The financial statements have been prepared in accordance with applicable Accounting Standards. A summary of the more important accounting policies is set out below.

**Basis of accounting**

The financial statements are prepared in accordance with the historical cost convention.

**Incoming resources**

Voluntary income or capital is included in the Statement of Financial Activities when the charity is legally entitled to it, its financial value can be quantified with reasonable certainty and there is reasonable certainty of its ultimate receipt. Entitlement to legacies is considered established when the charity has been notified of a distribution to be made by the executors. Income received in advance of due performance under a contract is accounted for as deferred income until earned. Grants for activities are recognised as income when the related conditions for legal entitlement have been met. All other income is accounted for on an accrual basis.

**Resources Expended**

All resources expended are accounted for on an accrual basis. Charitable activities include costs of services and grants, support costs and depreciation on related assets. Costs of generating funds similarly include fundraising activities. Non –staff costs not attributed to one category of activity are allocated or apportioned pro-rat to the staffing of the relevant service. Finance, HR and administrative staff costs are directly attributable to individual activities by objective. Governance costs are those associated with constitutional and statutory requirements.

**Restricted Funds**

Restricted funds are accounted for in accordance with the particular terms of trust arising from the express or implied wishes of the donors in so far as these are intended to be binding on the charity. Where such wishes are not intended to be binding, they are taken into account and recognised in appropriately designated funds.

**Unrestricted Free Reserves**

Free Reserves represent amount which are expendable at the discretion of the trustees in furtherance of the objectives of the charity and which have not been designated for any other purpose. Such funds may be held in order to finance working capital or capital expenditure.

**Tangible fixed assets**

Depreciation is calculated so as to write off the cost of tangible fixed assets less their estimated residual values, over the expected useful economic lives of the assets concerned. The principal annual rates and bases used for this purpose are: -

	%	
Freehold land and buildings	2	Straight Line Basis
Caledon Beam Engine	2	Straight Line Basis
The Wool Store	2	Straight Line Basis

**Government grants**

Grants that relate to specific capital expenditure are treated as deferred income, which is then credited to the profit and loss account over the related asset's useful life. Revenue grants are credited to the profit and loss account in the same period as the related expenditure is incurred.

**2. Grants Received**

	Unrestricted 2025 £	Restricted 2025 £	Total 2025 £	Total 2024 £
Community Revenue Grant - MUDC	-	2,125	2,125	2,625
	<u>-</u>	<u>2,125</u>	<u>2,125</u>	<u>2,625</u>

**3. Charitable Donations**

	Unrestricted 2025 £	Restricted 2025 £	Total 2025 £	Total 2024 £
Donations	-	-	-	850
	<u>-</u>	<u>-</u>	<u>-</u>	<u>850</u>

**4. Charitable Activities**

	Unrestricted 2025 £	Restricted 2025 £	Total 2025 £	Total 2024 £
Christmas Festive Costs	-	-	-	650
	<u>-</u>	<u>-</u>	<u>-</u>	<u>650</u>

**5. Administration Costs**

	Unrestricted 2025 £	Restricted 2025 £	Total 2025 £	Total 2024 £
Salaries and Wages	9,398	-	9,398	11,514
Accountancy	1,170	-	1,170	965
Professional Costs	-	442	442	-
Telephone and Postage	1,146	-	1,146	941
Stationery and Advertising	-	-	-	103
Equipment	-	-	-	1,280
Cleaning	567	-	567	64
Computer Equipment	87	-	87	166
General Expenses	40	-	40	700
	<u>12,408</u>	<u>442</u>	<u>12,850</u>	<u>15,733</u>

6. Establishment Costs

	Unrestricted 2025 £	Restricted 2025 £	Total 2025 £	Total 2024 £
Insurance	3,114	-	3,114	3,925
Water Rates	377	-	377	650
Heat and Light	8,015	-	8,015	8,288
Repairs	2,754	-	2,754	1,765
	<u>14,260</u>	<u>-</u>	<u>14,260</u>	<u>14,628</u>

7. Other Costs

	Unrestricted 2025 £	Restricted 2025 £	Total 2025 £	Total 2024 £
Bank Charges	263	2,403	2,666	687
Depreciation/Amortisation	-	-	-	(267)
	<u>263</u>	<u>2,403</u>	<u>2,666</u>	<u>420</u>

8. Tangible fixed assets

	Freehold Property £	Caledon Beam Engine £	The Wool Store £	Total £
<b>Cost</b>				
At 1 March 2024	523,267	216,531	669,994	1,409,792
Additions	-	-	13,385	13,385
Disposals	-	-	-	-
At 28 February 2025	<u>523,267</u>	<u>216,531</u>	<u>683,379</u>	<u>1,423,177</u>
<b>Depreciation</b>				
At 1 March 2024	197,651	47,027	37,807	282,485
Charge	10,465	4,331	13,668	28,464
Disposals	-	-	-	-
At 28 February 2025	<u>208,116</u>	<u>51,358</u>	<u>51,475</u>	<u>310,949</u>
<b>Net Book Value</b>				
At 28 February 2025	<u>315,151</u>	<u>165,173</u>	<u>631,904</u>	<u>1,112,228</u>
At 29 February 2024	<u>325,616</u>	<u>169,504</u>	<u>632,187</u>	<u>1,127,307</u>

9. Debtors and Prepayments

	2025	2024
	£	£
Trade Debtors	2,424	1,824
Capital Grant Debtor	-	-
	<u>2,424</u>	<u>1,824</u>

10. Creditors: amounts falling due within one year

	2025	2024
	£	£
Accruals	4,260	3,550
VAT	669	1,462
	<u>4,929</u>	<u>5,012</u>

11. Deferred income

	2025	2024
	£	£
<b>Capital Grants</b>		
At 1 March 2024	1,108,895	1,137,358
Received and Receivable	-	-
Amortisation in the year	(28,463)	(28,463)
At 28 February 2025	<u>1,080,432</u>	<u>1,108,895</u>

12. Taxation

	2025	2024
	£	£
United Kingdom corporation tax @ 19%		
Current	-	-
	<u>-</u>	<u>-</u>

13. Movement in Funds

	At the 01/03/2024	Movement In Funds	Transfers in/(out)	Transfers In Funds	At the 28/02/2025
	£	£	£	£	£
<b>Unrestricted Funds</b>					
General Fund	(2,329)	2,744	-	6,145	6,560
<b>Restricted Funds</b>					
Restricted Funds	4,030	(720)	-	(6,145)	(2,835)
<b>Total Funds</b>	<u>1,701</u>	<u>2,024</u>	<u>-</u>	<u>-</u>	<u>3,725</u>

**14. Net Movement in Funds, included in the above are follows:**

	Resources £	Expended £	in Funds £
<b>Unrestricted Funds</b>			
General Fund	29,675	(26,931)	2,744
<b>Restricted Funds</b>			
Restricted	2,125	(2,845)	(720)
<b>Total Funds</b>	<u>31,800</u>	<u>(29,776)</u>	<u>2,024</u>

**15. Employee Information**

	2025 Number	2024 Number
Employee Numbers	<u>2</u>	<u>2</u>
	<u>2</u>	<u>2</u>
	2025	2024
Staff costs (for the above persons):	£	£
Wages and salaries	9,398	11,514
Social Security	-	-
	<u>9,398</u>	<u>11,514</u>

**16. Trustees' Remuneration and Benefits**

No trustee received any remuneration during the year ended 28 February 2025 (2024 –Nil).

No Trustee received any reimbursement for approved expenses incurred in connection with the charity.