

Kinder House

**Unaudited Financial Statements
For the year ended 31 December 2024**

Charity Number: 103688
Company Number: NI044136

Kinder House

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Kinder House

**Serving Directors and Advisors
for the year ended 31 December 2024**

Directors	Jim Conlon John Thompson Finbar McCormick Helen Hossack Peter Heathwood
Chairperson	Finbar McCormack
Treasurer	Jim Conlon
Banker	First Trust Fortwilliam Branch 551 Antrim Road BT15 3BU
Solicitor	Cleaver Fulton Rankin 50 Bedford Street Belfast BT2 7FW
Independent Examiner	Michael Farrell AAB Group Accountants Limited 1-3 Arthur Street Belfast BT1 4GA
Registered Office	3 Westpoint Killough BT30 7QT
Charity Number	103688
Company Number	NI044136

Kinder House

Trustees' Report for the year ended 31 December 2024

The trustees present their report and accounts for the year ended 31 December 2024.

The accounts have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the charity's constitution, the Charities Act Northern Ireland 2008 and "Accounting and Reporting by 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 (FRS 102)" (as amended for accounting periods commencing from 1 January 2019).

Aims

The aims of the Trustees are to transfer the property into the ownership and care of Wave Trauma. This process is currently in its final stages and is being progressed by the legal people of both parties.

The Achievements

Over the current accounting year have been to maintain the appropriate insurance on the building as per the original agreement and to carry out any work of a historical nature required by Wave to ensure continuity of usage by Wave and its clients.

Objectives and activities

The charity's objects are to promote the education and social welfare of children, young adults and disadvantaged adults. The policies adopted in furtherance of these objects include:

- The purchase and use of a community house by appropriate organisations and charitable bodies;
- Organising and facilitating the organisation of social, recreational and educational activities which involve children and young adults; and
- The organisation of international exchange visits for the children and young adults and those who are working with and supervising them in such activities.

There has been no change in these policies during the year, although income from international exchange visits has diminished in recent years and the focus of the company on generating funds has had to become more focused on Northern Ireland.

The trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the charity should undertake.

Financial review

The results are set out on pages 8 to 13. The company incurred a net deficit for the year of £4,856 (2023: net deficit of £5,603), leaving unrestricted funds of £38,826 and restricted funds of £333,564. The level of unrestricted funds at 31 December 2023 was £31,715 (see Note 6).

The unrestricted funds are considered to be essential to provide sufficient funds to cover any unforeseen costs which may arise and to fulfil the legal obligations of the charity in the event that current levels of income are not maintained.

It is the policy of the company that unrestricted funds which have not been designated for a specific use should be maintained at a level equivalent to at least three month's expenditure. The trustees consider that reserves at this level will ensure that, in the event of a significant drop in funding, they will be able to continue the charity's current activities while consideration is given to ways in which additional funds may be raised. This level of reserves has been maintained throughout the year.

Kinder House

Trustees' Report

for the year ended 31 December 2024

The company has assessed the major risks to which the charity is exposed, and are satisfied that systems are in place to mitigate exposure to the major risks.

During last year Kinder House Charity leased out the its premises to Wave Trauma Charity which is the largest cross community victim's group in Northern Ireland with the ultimate aim of transferring its ownership to them. During this financial year, the situation with Kinder House remained largely unchanged with the Wave Trauma charity leasing Kinder House for use by its administrators and clients with the Kinder House trustees being responsible for property insurance and some historic maintenance issues.

Progress continued to be made towards a complete transfer to Wave and it is anticipated that this could be completed within the next financial year.

On completion of the transfer Kinder House would cease trading and stop functioning as a Limited Company and a Charity.

Wave pay a monthly rent on the property, as per agreement, which allows Kinder House to build up some financial reserves which leaves us in a stronger financial position year on year.

Structure, governance and management

Kinder House is a company limited by guarantee, incorporated on 19 September 2002 and accepted as a charity for tax purposes by HM Revenue & Customs on the 7 October 2002. It is governed by its Memorandum and Articles of Association dated 12 September 2002 and amended to allow for current governance in March 2015.

Methods used to recruit and appoint new charity trustees include the circulation of invitations to all members so that they may nominate trustees prior to the Annual General Meeting.

None of the trustees has any beneficial interest in the company. All of the trustees are memebers of the company and guarantee to contribute £1 in the event of a winding up.

The Kinder House Board has maintained the same structure allowing a continuity of governance while maintaining contact with Wave to allow intervention as required.

This arrangement has been successful to date and will continue until no longer needed.

Organisational Structure

The charitable company is governed by its Memorandum and Articles of Association.

The company is not for profit and limited by guarantee.

The organisation is governed by its Board of Directors who meet regularly.

New Directors are briefed on their legal obligations under charity and company law, the content of the Memorandum and Articles of Association, the committee and decision-making process, the business plan and recent financial performance of the charity.

Kinder House

Trustees' Report

for the year ended 31 December 2024

Statement of Trustees Responsibilities

The trustees, who are also the directors of Kinder House for the purpose of company law, are responsible for preparing the Trustees Report and the accounts in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company Law requires the trustees to prepare accounts for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that year.

In preparing these accounts, the trustees are required to:

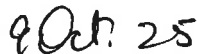
- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent; and
- prepare the accounts in the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The trustees are responsible for keeping adequate accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the accounts comply with the Companies Act 2006. 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 report was approved by the Board of Trustees, and signed on its behalf:



Mr J Conlon
(Treasurer)



Date

Independent Examiner's Report

to the charity trustees of Kinder House (a company limited by guarantee)

I report to the trustees on my examination of the financial statements for Kinder House on pages 8 to 13.

RESPECTIVE RESPONSIBILITIES OF CHARITY TRUSTEES AND EXAMINER

As the trustees of the charity 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 satisfied myself that the charity is not subject to audit under company law and is eligible for independent examination, it is my responsibility to:

- examine the accounts under section 65 of the Charities Act;
- to 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 (Northern Ireland) 2008; and
- to state whether particular matters have come to my attention.

BASIS OF INDEPENDENT EXAMINER'S REPORT

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

- Accounting records were not kept in respect of the charity as required by section 386 of the 2006 Act; or
- The financial statements do not accord with those records; or
- The financial statements 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
- The financial statements 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

Independent Examiner's Report
to the charity trustees of Kinder House
(a company limited by guarantee)

Standard applicable in the UK and Republic of Ireland (FRS 102).

I have no concerns and have come across no matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the financial statements to be reduced.

I can confirm that I am qualified to undertake the examination because I am a registered member of Chartered Accountants Ireland, which is one of the listed bodies.



Michael Farrell
for, and on behalf of,
AAB Group Accountants Limited

20 October 2025

Date

1-3 Arthur Street
Belfast
BT1 4GA

Kinder House
Statement of Financial Activities
(incorporating an Income & Expenditure Account)
for the year ended 31 December 2024

	Notes	Unrestricted £	Restricted £	Total 2024 £	Total 2023 £
INCOME FROM:					
Charitable Activities	4	16,666	-	16,666	14,912
TOTAL INCOME		<u>16,666</u>	<u>-</u>	<u>16,666</u>	<u>14,912</u>
EXPENDITURE ON:					
Charitable Activities	5	(9,555)	(11,967)	(21,522)	(20,515)
TOTAL EXPENDITURE		<u>(9,555)</u>	<u>(11,967)</u>	<u>(21,522)</u>	<u>(20,515)</u>
NET INCOME / (EXPENDITURE)		7,111	(11,967)	(4,856)	(5,603)
Transfer between funds		-	-	-	-
NET MOVEMENT IN FUNDS		7,111	(11,967)	(4,856)	(5,603)
RECONCILIATION OF FUNDS					
TOTAL FUNDS BROUGHT FORWARD	6	31,715	345,531	377,246	382,849
TOTAL FUNDS CARRIED FORWARD	6	<u><u>38,826</u></u>	<u><u>333,564</u></u>	<u><u>372,390</u></u>	<u><u>377,246</u></u>

All income derives from continuing activities, therefore no statement of recognised gains or losses is given.

The notes on pages 10 to 13 form part of these financial statements.

**Kinder House
Balance Sheet
as at 31 December 2024**

	<i>Notes</i>	2024 £	2023 £
FIXED ASSETS			
Tangible Fixed Assets	3	350,752	362,720
CURRENT ASSETS			
Bank Balance		23,466	16,322
Prepayments		-	-
		<u>23,466</u>	<u>16,322</u>
CREDITORS - amounts < 1 year			
Creditors and Accruals		-1,828	-1,796
		<u>21,638</u>	<u>14,526</u>
NET CURRENT ASSETS			
		<u>372,390</u>	<u>377,246</u>
NET ASSETS			
		<u>372,390</u>	<u>377,246</u>
REPRESENTED BY:			
Accumulated Fund - Restricted	6	333,564	345,531
Accumulated Fund - Unrestricted	6	38,826	31,715
		<u>372,390</u>	<u>377,246</u>


The company is entitled to the exemption from the audit requirement contained in section 477 of the Companies Act 2006, for the year ended 31 December 2024.

The directors acknowledge their responsibilities for ensuring that the charity 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 its incoming resources, including its income and expenditure, for the financial year in accordance with the requirements of sections 394 and 395 and which otherwise comply with the requirements of the Companies House Act 2006 relating to financial statements, so far as applicable to the company.

The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476.

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

These financial statements were approved by the trustees and authorised for issue and are signed on their behalf by:



Mr J Conlon
Director

 9 Oct '25
Date

The notes on pages 10 to 13 form part of these financial statements.

Kinder House
Notes to the Financial Statements

for the year ended 31 December 2024

1. ACCOUNTING POLICIES

The principal accounting policies adopted, judgements and key sources of estimation uncertainty in the preparation of the financial statements are as follows:

a) Basis of preparation

The financial statements have been prepared in accordance with Accounting and Reporting by 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 (FRS 102) (effective 1 January 2019) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

Kinder House meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy note(s).

b) Preparation of the accounts on a going concern basis

The trustees are of the opinion that the charity is a going concern due to the level of reserves and plans in place.

c) Fund Accounting

Unrestricted funds are funds which are available for use at the discretion of the Trustees in furtherance of the general objectives of the Charity and which have not been designated for other purposes.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the Charity for particular purposes. The cost of raising and administering such funds are charged against the specific fund. The aim and use of restricted funds is set out in the notes to the financial statements. Restricted funds may only be transferred to general or designated funds once the criteria for restriction have been discharged or no longer apply.

d) Income

Income is recognised when the charity has entitlement to the rent, funds, any performance conditions attached to the item(s) of income have been met, it is probable that the income will be received and the amount can be measured reliably.

Income is deferred only when the charity has to fulfill conditions before becoming entitled to period.

e) Donated services and facilities

In accordance with the Charities SORP (FRS 102), the general volunteer time of supporters is not recognised.

Kinder House
Notes to the Financial Statements

for the year ended 31 December 2024

1. ACCOUNTING POLICIES

f) Expenditure and irrecoverable VAT

Expenditure is recognised once there is a legal or constructive obligation to make a payment to a third party, it is probable that settlement will be required and the amount of the obligation can be measured reliably. Expenditure is classified under the following activity heading:

- Expenditure on charitable activities comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

Irrecoverable VAT is charged as a cost against the activity for which the expenditure was incurred.

g) Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost less depreciation.

Depreciation is provided at rates calculated to write off the cost or valuation of fixed assets, less their estimated residual value, over their expected useful lives on the following basis:

Office Equipment	25% Reducing Balance
Fixtures & Fittings	25% Reducing Balance
Building & Building Refurbishment	2% Straight Line

h) Cash at bank and in hand

Cash at bank and cash in hand includes cash and short term current accounts.

i) Value added tax

Value added tax is not recoverable by the charity, and as such is included in the relevant costs in the Statement of Financial Activities.

j) Taxation

The company is a registered charity and the charitable tax exemptions are therefore being claimed to the extent that income and/or gains are applicable and applied to charitable purposes only. These exemptions will remain in place as long as income and expenditure is applied to charitable purposes only.

Kinder House
Notes to the Financial Statements

for the year ended 31 December 2024

3 FIXED ASSETS

	Building	Building	Fixtures &	Equipment	Total
	£	Refurbishment	Fittings	£	£
		£	£		
COST					
as at 1 January 2023	250,740	345,390	9,486	5,321	610,937
Additions	-	-	-	-	-
Disposals	-	-	-	-	-
as at 31 December 2024	<u>250,740</u>	<u>345,390</u>	<u>9,486</u>	<u>5,321</u>	<u>610,937</u>
DEPRECIATION					
as at 1 January 2023	99,046	134,543	9,326	5,302	248,217
Charge for the Year	5,015	6,908	40	5	11,968
as at 31 December 2024	<u>104,061</u>	<u>141,451</u>	<u>9,366</u>	<u>5,307</u>	<u>260,185</u>
NBV					
as at 31 December 2024	<u>146,679</u>	<u>203,939</u>	<u>120</u>	<u>14</u>	<u>350,752</u>
as at 31 December 2023	<u>151,694</u>	<u>210,847</u>	<u>160</u>	<u>19</u>	<u>362,720</u>

4 INCOME FROM CHARITABLE ACTIVITIES

	Unrestricted	Restricted	2024	2023
	£	£	£	£
Rental Income	16,666	-	16,666	14,912
Donations	-	-	-	-
	<u>16,666</u>	<u>-</u>	<u>16,666</u>	<u>14,912</u>

Kinder House
Notes to the Financial Statements

for the year ended 31 December 2024

5 EXPENDITURE

	Unrestricted £	Restricted £	2024 £	2023 £
Bank Interest & Charges	47	-	47	46
Maintenance	748	-	748	60
Depreciation	-	11,967	11,967	11,981
Heat & light	3,397	-	3,397	3,362
Insurance	4,331	-	4,331	3,982
Accountancy	862	-	862	796
Sundry	170	-	170	288
	<u>9,555</u>	<u>11,967</u>	<u>21,522</u>	<u>20,515</u>

6 MOVEMENT IN FUNDS

	Unrestricted £	Restricted £	2024 £	2023 £
Balance brought forward	31,715	345,531	377,246	382,849
Income for the year	16,666	-	16,666	14,912
Expenditure for the Year	-9,555	-11,967	-21,522	-20,515
Balance carried forward	<u>38,826</u>	<u>333,564</u>	<u>372,390</u>	<u>377,246</u>

7 RELATED PARTY TRANSACTIONS

There were no disclosable related party transactions during the year (2023-none).