

Company registration number: NI020978

**Londonderry Inner City Trust
Company limited by guarantee**

Financial statements

31 March 2025

**Londonderry Inner City Trust
Company limited by guarantee**

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Status :

The organisation is a charitable company limited by guarantee, incorporated on 16 October 1987 and is recognised as a charity by HM Revenue & Customs. The governing document is the Articles of Association, updated and adopted on 10th September 2015.

Under those Articles, at each AGM one third of the Trustees must retire by rotation, beginning with those longest in office since their last appointment.

Directors :

Patrick Walsh
Ann Philomena Melaugh
John Meehan
William McIvor
Rev Paul Farren
Archdeacon Robert Millar
Dr Elisabeth Bradley (Appointed 1 Feb '25)

Company Secretary : Selina Horshi

Accountants & Accountants : Fergus McAteer & Co.
Chartered Accountants
Registered Auditors
31/33 Clarendon Street
Derry
BT48 7ER

Main Bankers : First Trust Bank
Meadowbank
Strand Road
Derry
BT48 7TN

Solicitors : Brendan Kearney & Co.
Clarendon House
Clarendon Street
Derry, BT48 7ES

Registered Office : 31-33 Shipquay Street
Derry
BT48 6DL

Charity Commission Reference No: NIC108433

Company Number : NI020978

Londonderry Inner City Trust

Trustees' Annual Report for the Year Ended 31 March 2025

The Directors are pleased to present their annual report together with the financial statements of the Charity for the year ending 31 March 2025 which are also prepared to meet the requirements for a Directors' report and accounts for Companies Act purposes.

The financial statements comply with the Charities Act (NI) 2008, the Charities (Accounts and Reports) Regulations (NI) 2015, Companies Act 2006, the Memorandum and Articles of Association, 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 (FRS102) (effective 1 January 2019.)

Directors and trustees

The directors of the charitable company (the charity) are the trustees for the purpose of charity law. The trustees during the year and at the 31 March 2025 were as follows:

William McBride (Resigned 05/09/24)	Rev Paul Farren
Patrick Walsh	Archdeacon Robert Millar
Ann Philomena Melaugh	Dr Elisabeth Bradley (Appointed 01/02/25)
William Mclvor	Mayor Sarah Patricia Logue (Resigned 03/06/24)
John Meehan	
Mayor Lillian Seenoi-Barr (Appointed 03/06/24 & Resigned 01/06/25)	

Objects and Activities

The Charity's objects are specifically restricted to the following:

- to prevent or relieve poverty for the public benefit [in the Inner City of Londonderry in particular and elsewhere] through social enterprise addressing physical, social and economic challenges;
- to advance education, in particular for young people, by the provision of training facilities and to develop occupation and vocational skills and provide work experience opportunities;
- to advance citizenship and community development for the public benefit by the promotion of urban regeneration in the Inner City of Londonderry through the promotion of direct and indirect investment underpinning economic activity within the city centre and the Waterside areas, in particular, and to bring into use and/or restore property that has fallen into disrepair to make it productive for the benefit of the public;
- to advance education by the provision of work experience and training opportunities to disadvantaged individuals including long term unemployed and economically inactive people;
- to promote or undertake specific projects or provide direct services to provide employment to advance the welfare of those who by reason of age, infirmity or disability, education, poverty or social and economic circumstances or other valid clause are socially deprived or disadvantaged with a view to improving the conditions of life for such persons;
- to provide training facilities and support opportunities for the unemployed in the Londonderry Inner City area;
- to promote urban regeneration by the acquisition and development of sites and buildings to provide economic and physical regeneration and ancillary facilities which promote the creation of employment opportunities leading to relief of distress associated with unemployment;
- to secure by such means as are available for the public benefit the preservation, protection and improvement of buildings, parts of buildings or structures of particular beauty, or of historic, environmental, architectural or constructional merit or interest in the inner-city area of Derry City and to stimulate and educate public interest therein;
- to advance the education and vocational skills of the public in building preservation, restoration, refurbishment, traditional and general construction and related areas of work with the object of enhancing their employment prospects;
- to promote any other purpose which is exclusively charitable according to the law of Northern Ireland.

Londonderry Inner City Trust

Trustees' Annual Report for the Year Ended 31 March 2025

Achievements and performance

To achieve its objectives the Trust Group pursues the following broad strategic activities:

- Physical asset management of its existing portfolio;
- Acquisition and refurbishment of other (new) buildings, both general and heritage related;
- Reinvestment of income directly into projects or by grants/civic dividend to other charities in urban regeneration projects, skills and training activities and in the prevention and relief of poverty;
- Operation of a robust system of corporate governance and internal control, fully compliant with all appropriate regulations.

This report presents the Trust Group's activities under three broad strategic themes and shows how we have achieved our objectives of the relief of poverty; the advancement of skills, education and training, and urban regeneration.

Review of activities in the past year and plans for the future

The Trust has continued to invest in the upgrading of its property assets over the last year. ICT completed the Magazine Street Property repurposing and secured a tenant, and acquired Austins through the Department for Communities (DfC) support.

18-20 Magazine Street

18-20 Lower Magazine Street was built in the 1840s and included two Victorian townhouses and a former cork factory. All three buildings were heritage listed and located just within the historic city walls and in recent years had become under-used and vacant.

Working in partnership with Ulster University, the project delivered forty beds for medical students over three floors, through a mix of one, four, five and six bed apartments. The cost of the project was £3m and was completely funded by the Trust from its own resources. A 10-year commercial lease has been signed with Ulster University and the first students moved into the accommodation in August 2024.

In addition to providing a new facility for forty medical students to support the University Growth Plan, this project has significantly enhanced the city centre streetscape, adding to the diversification of footfall in the city and re-imagining the use of listed buildings.

Austins

In March 2025, grant funding from the Department for Communities (DfC) enabled the Inner City Trust (the Trust) to acquire Austins as the first step in rescuing this iconic 'Grade A' heritage building.

The Trust's vision for Austins is to:

- Rescue this iconic and significant heritage building from terminal decay and decline and to preserve it for the future.
- Restore Austins to its former civic prominence and revive its catalytic importance in the rebirth of the city centre.
- Reimagine its future as a vibrant, sustainable and accessible new use for wide public benefit.

The Trust is content that its programme of systematic investment in sustaining and promoting urban regeneration helps ensure that the asset base produces income for future re-investment as well as securing a range of public benefits ranging from environmental to social fabric support.

The advancement of skills, education and training objectives is an important part of helping those who need skills and employment to secure them. We continue to deliver this through direct action and indirectly through partners across a range of employability programmes, thereby equipping the participants in these programmes with the skills to help them secure pathways out of poverty.

Londonderry Inner City Trust
Trustees' Annual Report
for the Year Ended 31 March 2025

Complementary to its direct and indirect activities the Trust works in a series of advisory meetings with a range of stakeholders who share its ambitions for the city. In these meetings the Trusts support and advice is an important element in helping other organisations develop their activities.

Overall, the Trust continues with its range of activities, both on its own account and in association with other stakeholders, to ensure that the maximum impact is achieved in pursuit of the charitable objectives.

Financial Review

The Inner City Trust Group continued in excellent financial health during the year to March 2025. The total income for the year across the five constituent group companies was £2,607,006 (2024: £1,214,989), the bulk of which £1,192,217 (2024: £1,099,183) was generated by rented property.

Rental income is re-invested in the physical and social fabric of the City of Derry and expenditure in the year of £1,127,746 (2024: £1,005,451), together with an adjustment for property revaluation, brings the net income for the year to £1,605,068 (2024: net expenditure £552,473).

Group funds stand at £22,160,134 (2024: £20,555,067), the bulk of which is represented by our property portfolio which is valued at £20,908,086 (2024: £17,701,989). The Group's free reserves, readily accessible funds that are not tied up in property, are £1,252,048 (2024: £2,853,078)

The Directors have designated £1,895,000 (2024: £1,895,000) of these free reserves to meet the Group's ongoing capital projects - major cyclical maintenance and repair works to our property portfolio and a working capital buffer.

In accordance with our objectives, the Group made several direct donations to local charities during the year, amounting to £77,804 (2024: £97,220).

The Group also provided indirect support to other local charitable bodies in the form of discounted rent. The Trustees have quantified this indirect support as being £249,980 (2024: £256,157) for the year, with the total charitable donations (both direct and indirect) amounting to £327,784 (2024: £353,377).

Forward Planning

The Trust will revisit their strategy in 2025 - ensuring it continues to enable the Trust to continue to achieve its core objectives and at the same time allow it to play a more significant and catalytic role in regeneration. Our audited accounts show a solid base on which to build. But to do that and to realise our investment plans, we continue to ensure that our short-term cash flow is managed in a way that meets our ongoing commitments and that the surplus generated is conserved to ensure sustainability and further investment across the spectrum of charitable activities.

We will continue our balanced approach, ensuring that every year we contribute positively to each of our stated charitable objectives. Consequently, looking forward to 2024 - 25 the Trust Group will:

Londonderry Inner City Trust

Trustees' Annual Report for the Year Ended 31 March 2025

- Continue to effectively and efficiently manage its assets thereby generating the resources to enable the investment and re-investment needed in support of our charitable objectives. These objectives are secured directly by the group and in partnership with other front line charities in the fields of regeneration, poverty relief and skills education;
- Continue to develop our training and education support and indeed intensify these activities within the heritage sector;
- Continue to encourage the public and organisations towards increasing the beneficial public impact in the city in terms of place making and prosperity building;
- Continue to build the wider public understanding of the importance of the work of the Trust group and its model;
- Continue to work with partners to develop heritage-related hospitality and tourism training support, and
- Develop up additional sources of capital funds for investing in the city for widest public benefit.

As we look to 2025/26, the Trust will continue to secure the best use of its resources in pursuit of its objectives and to systematically invest in our asset refurbishment programme whilst seeking opportunities to rescue, restore and reimagine more of the Walled City.

Our financial health will allow us to continue our civic dividend to support frontline charities and provide a strong base to help us further develop our urban and heritage regeneration work.

Reserves policy

The directors review the reserves of the Trust on an annual basis. This reserves review is carried out annually by the directors prior to the Trust's Annual General Meeting, which takes place in September each year. The review encompasses the nature of the income and expenditure streams, the need to match variable income with fixed commitments and the balance and nature of the reserves themselves.

As part of this review the directors also analyse the future mandatory capital commitments placed on the Trust from the maintenance and upkeep of the properties and assets under its stewardship, and have separately identified those material commitments within the reserves held at the year end. The Trust is also committed to certain capital projects and the associated impact on the reserves of the Trust are incorporated into its annual reserves review.

The directors have forecast the level of free reserves (that is those funds not tied up in fixed assets, and designated and restricted funds) that the charity will require to sustain its operations and meet its financial obligations over future periods. They are satisfied that the reserves held are more than adequate for these purposes and will continue to monitor and review the funds held to ensure that the existing and future charitable activities of the organisation can be funded from its resources. As at 31 March 2025 the directors have designated £1.895m of the free reserves are required to meet its ongoing capital projects, major cyclical maintenance and repair works to the property portfolio and a working capital buffer.

Risk management

The directors examine the major strategic, business and operational risks on an ongoing basis which the charity faces and confirm that systems have been established to enable regular reports to be produced so that the necessary steps can be taken to lessen these risks. The finance, audit and risk committee reviews the Risk Register each month with the Senior Management Team. All these risk areas are then reported on at full board meetings and discussed accordingly.

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Trustees' Annual Report
for the Year Ended 31 March 2025

Related Parties

Londonderry Inner City Trust is the sole member in Tamneymore Enterprise Trust Limited (a charitable organisation) and in Inner City Buildings Preservation Trust (a registered charity with the Charity Commission of Northern Ireland). They are related parties by virtue of the fact that Londonderry Inner City Trust is the sole member in both organisations and also that some of their directors are also directors in Londonderry Inner City Trust.

Londonderry Inner City Trust is 100% shareholder in Fashion & Textile Skills C.I.C. and Inner City Capital Projects Ltd. They are related parties by virtue of the fact that Londonderry Inner City Trust is the sole shareholder in both organisations.

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Trustees' Annual Report for the Year Ended 31 March 2025

Statement of Directors Responsibilities

The charity trustees (who are also the directors of the Londonderry Inner City Trust for the purposes of company law) are responsible for preparing a trustees' annual report and financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the directors to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable company and of the income and expenditure of the company for that year. In preparing these the directors are required to:

- select suitable accounting policies and apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- observe the methods and principles in the Charities SORP;
- state whether applicable UK accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

In so far as the directors are aware:

- there is no relevant audit information (information needed by the company's auditors in connection with preparing their report) of which the company's auditors are unaware, and
- the directors have taken all the steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the company's auditors are aware of that information.

Accountants

Fergus McAteer & Co. are deemed to be reappointed in accordance with Section 487(2) of the Companies Act 2006.

By Order of the Board


Archdeacon Robert Miller
Trustee
26 June 2025

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Independent auditor's report to the members of
Londonderry Inner City Trust (continued)
Year ended 31 March 2025

Opinion

We have audited the financial statements of Londonderry Inner City Trust for the year ended 31 March 2025 which comprise the Consolidated Statement of Financial Activities, Company Statement of Financial Activities, Consolidated Balance Sheet, Consolidated Statement of Cash Flows and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the group's and the parent company's affairs as at 31 March 2025 and of the group profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our Opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the directors use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the directors with respect to going concern are described in the relevant sections of this report.

Other Information

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The directors are responsible for the other information. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

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**Independent auditor's report to the members of
Londonderry Inner City Trust (continued)
Year ended 31 March 2025**

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and the returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the directors were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemptions in preparing the directors' report and from the requirement to prepare a strategic report.

Responsibilities of directors

As explained more fully in the directors' responsibilities statement, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

Identifying and assessing potential risks related to irregularities

In identifying and assessing risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations we considered the following:

- the nature of the industry and sector and control environment
- the legal and regulatory framework applicable" the results of our enquiries of management and other key persons about their own identification and assessment of the risks and irregularities
- the Charity own policies and procedures on compliance with laws and regulations including any instances of non-compliance

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**Independent auditor's report to the members of
Londonderry Inner City Trust (continued)
Year ended 31 March 2025**

Audit response to risk identified:

As a result of performing the above we identified and performed the following procedures

- enquiry of management, those charged with governance around actual and potential litigation and claims.
- enquiry of entity staff in compliance functions to identify any instances of non-compliance with laws and regulations.
- Reviewing financial statement disclosures and testing to supporting documentation to assess compliance with applicable laws and regulations.
- Performing analytical procedures to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud.
- Auditing the risk of management override of controls, including through testing journal entries and other adjustments for appropriateness, and evaluating the business rationale of significant transactions outside the normal course of business

As part of an audit in accordance with ISAs (UK), we exercise professional judgment and maintain professional scepticism throughout the audit. we also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.
- Conclude on the appropriateness of the directors use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the company to cease to continue as a going concern.

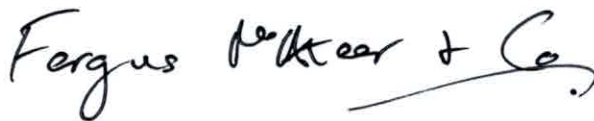
We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

**Londonderry Inner City Trust
Company limited by guarantee**

**Independent auditor's report to the members of
Londonderry Inner City Trust (continued)
Year ended 31 March 2025**

Use of our report

This report is made solely to the company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.



Conor McAteer (Senior Statutory Auditor)

For and on behalf of
Fergus McAteer & Co., Statutory Auditor
Chartered Accountants and Registered Auditors
31/33 Clarendon Street
Derry
BT48 7ER

26 June 2025



Londonderry Inner City Trust
Company limited by guarantee

Consolidated Statement of Financial Activities
(including consolidated income and expenditure account)
for the Year Ended 31 March 2025

	Notes	Unrestricted Funds £	Restricted Funds £	Totals 2025 £	Totals 2024 £
Income					
Donations & legacies	8	331	1,227,801	1,228,132	28,000
Other trading activities	8	1,331,870	-	1,331,870	1,100,929
Investment income	8	47,004	-	47,004	86,060
Total		<u>1,379,205</u>	<u>1,227,801</u>	<u>2,607,006</u>	<u>1,214,989</u>
Expenditure					
Expenditure on charitable activities	10	488,391	5,596	493,987	532,830
Expenditure on raising funds					
Costs of other trading activities	9	548,924	84,693	633,617	453,387
Other expenditure	9	143	-	143	19,234
Total		<u>1,037,458</u>	<u>90,289</u>	<u>1,127,747</u>	<u>1,005,451</u>
Gains and losses on revaluation of properties		132,808	(7,000)	125,808	342,935
Net income		474,555	1,130,512	1,605,067	552,473
Transfer between funds		<u>(355,176)</u>	355,176	-	-
Net movement in funds		119,379	1,485,688	1,605,067	552,473
Reconciliation of funds					
Total funds brought forward at 1 April 2024		<u>19,652,235</u>	<u>902,832</u>	<u>20,555,067</u>	<u>20,002,594</u>
Total funds carried forward at 31 March 2025		<u>19,771,614</u>	<u>2,388,520</u>	<u>22,160,134</u>	<u>20,555,067</u>

The statement of financial activities includes all gains and losses recognised in the year.
All income and expenditure derive from continuing activities

Londonderry Inner City Trust
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Charity Statement of Financial Activities
(including income and expenditure account)
for the Year Ended 31 March 2025

	Notes	Unrestricted Funds £	Restricted Funds £	Totals 2025 £	Totals 2024 £
Income					
Donations & legacies	8	-	1,227,801	1,227,801	28,000
Other trading activities	8	1,082,455	-	1,082,455	833,482
Investment income	8	33,957	-	33,957	68,375
Total		<u>1,116,412</u>	<u>1,227,801</u>	<u>2,344,213</u>	<u>929,857</u>
Expenditure					
Expenditure on charitable activities	10	421,719	5,897	427,616	466,583
Expenditure on raising funds					
Costs of other trading activities	9	508,980	41,409	550,389	359,565
Other expenditure	9	-	-	-	19,110
		<u>930,699</u>	<u>47,306</u>	<u>978,005</u>	<u>845,258</u>
Gains and losses on revaluation of properties		<u>2,808</u>	<u>72,000</u>	<u>74,808</u>	<u>379,800</u>
Net expenditure		188,521	1,252,495	1,441,016	464,399
Transfer between funds		<u>(141,072)</u>	<u>141,072</u>	<u>-</u>	<u>-</u>
Net movement in funds		47,449	1,393,567	1,441,016	464,399
Reconciliation of funds					
Total funds brought forward at 1 April 2024		<u>17,092,316</u>	<u>369,711</u>	<u>17,462,027</u>	<u>16,997,628</u>
Total funds carried forward at 31 March 2025		<u>17,139,765</u>	<u>1,763,278</u>	<u>18,903,043</u>	<u>17,462,027</u>

The statement of financial activities includes all gains and losses recognised in the year.
All income and expenditure derive from continuing activities

Londonderry Inner City Trust
Company limited by guarantee

Consolidated Balance Sheet as at 31 March 2025

	Notes	Group 2025 £	Group 2024 £	Charity 2025 £	Charity 2024 £
Fixed Assets					
Tangible Assets	11	21,016,544	17,852,530	14,738,262	11,581,565
Investments	12	-	-	3,807,650	4,081,103
Total fixed assets		<u>21,016,544</u>	<u>17,852,530</u>	<u>18,545,912</u>	<u>15,662,668</u>
Current Assets					
Debtors	13	382,015	61,777	891,790	1,044,946
Cash at bank and in hand		1,443,552	3,136,076	1,016,352	1,809,234
Total current assets		<u>1,825,567</u>	<u>3,197,853</u>	<u>1,908,142</u>	<u>2,854,180</u>
Creditors: amounts falling due within one year	14	<u>(544,103)</u>	<u>(248,544)</u>	<u>(1,413,137)</u>	<u>(808,049)</u>
Net current assets		<u>1,281,464</u>	<u>2,949,309</u>	<u>495,005</u>	<u>2,046,131</u>
Total assets less current liabilities		22,298,008	20,801,839	19,040,917	17,708,799
Creditors: amounts falling due after one year	15	<u>(137,874)</u>	<u>(246,772)</u>	<u>(137,874)</u>	<u>(246,772)</u>
Net assets		<u><u>22,160,134</u></u>	<u><u>20,555,067</u></u>	<u><u>18,903,043</u></u>	<u><u>17,462,027</u></u>
The funds of the charity					
Restricted funds	17	2,388,520	902,832	1,763,278	369,711
Unrestricted funds	17	<u>19,771,614</u>	<u>19,652,235</u>	<u>17,139,765</u>	<u>17,092,316</u>
Total Charity Funds		<u><u>22,160,134</u></u>	<u><u>20,555,067</u></u>	<u><u>18,903,043</u></u>	<u><u>17,462,027</u></u>

These consolidated accounts are prepared in accordance with the section 398 of the Companies Act 2006 and the Charities Act (NI) 2008 and applicable regulations. These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

**Londonderry Inner City Trust
Company limited by guarantee**

These financial statements were approved by the board of directors and authorised for issue on 26 June 2025 and are signed on behalf of the board by:



Archdeacon Robert Miller
Trustee

The attached notes form part of these accounts.

Londonderry Inner City Trust
Company limited by guarantee

Statement of cash flows (continued)
Year ended 31 March 2025

	Group		Charity	
	2025	2024	2025	2024
	£	£	£	£
Cash flows from operating activities				
Profit for the financial year	1,605,068	552,473	1,441,016	464,399
<i>Adjustments for:</i>				
Depreciation of tangible assets	53,243	50,965	9,561	7,248
Fair value adjustment of investment property	(125,808)	(342,935)	(74,808)	(379,800)
Other interest receivable and similar income	(47,004)	(86,060)	(33,957)	(68,375)
Interest payable and similar expenses	17,612	8,962	17,610	8,962
Gain/(loss) on disposal of tangible assets	-	19,110	-	19,110
Tax on income	143	124		
Accrued expenses/(income)	273,370	51,355	268,810	66,135
Rounding	-	(2)	1	(1)
<i>Changes in:</i>				
Trade and other debtors	(331,661)	44,746	152,285	31,778
Trade and other creditors	34,282	(76,072)	37,834	(75,019)
Cash generated from operations	1,479,245	222,666	1,818,352	74,437
Interest paid	(17,612)	(8,962)	(17,610)	(8,962)
Interest received	47,004	86,060	33,957	68,375
Tax paid	(128)	-		
Net cash from operating activities	<u>1,508,509</u>	<u>299,764</u>	<u>1,834,699</u>	<u>133,850</u>
Cash flows from investing activities				
Purchase of tangible assets	(3,091,450)	(774,869)	(3,091,450)	(768,004)
Proceeds from sale of tangible assets	-	102,225	-	98,890
Movement in intercompany investments	-	-	273,452	
Net cash used in investing activities	<u>(3,091,450)</u>	<u>(672,644)</u>	<u>(2,817,998)</u>	<u>(669,114)</u>
Cash flows from financing activities				
Proceeds from borrowings	(109,583)	(51,432)	(109,583)	(51,432)
Proceeds from loans from group undertakings	-	-	300,000	-
Net cash used in financing activities	<u>(109,583)</u>	<u>(51,432)</u>	<u>190,417</u>	<u>(51,432)</u>
Net increase/(decrease) in cash & cash equivalents	(1,692,524)	(424,312)	(792,882)	(586,696)
Cash and cash equivalents at beginning of year	<u>3,136,076</u>	<u>3,560,388</u>	<u>1,809,234</u>	<u>2,395,930</u>
Cash and cash equivalents at end of year	<u>1,443,552</u>	<u>3,136,076</u>	<u>1,016,352</u>	<u>1,809,234</u>

Londonderry Inner City Trust
Company limited by guarantee

Notes to the financial statements
Year ended 31 March 2025

1. General information

The company is a public benefit entity and a private company limited by guarantee, registered in Northern Ireland. The address of the registered office is 31-33 Shipquay Street, Derry, BT48 6DL.

2. Statement of compliance

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.

3. Accounting policies

Basis of preparation

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through income or expenditure.

The financial statements are prepared in sterling, which is the functional currency of the entity.

Going Concern

There are no material uncertainties about the charity's ability to continue (as further detailed in note to the accounts).

Group financial statements

The financial statements consolidate the results of the charity and its wholly owned subsidiaries on a line-by-line basis. The subsidiary companies are detailed below.

Subsidiary Name	Company Number	Charity Registration Number	Parent Company Control
Inner City Buildings Preservation Trust	NI616033	NIC100106	Sole member
Tamneymore Enterprise Trust Ltd	NI026790	XR21754	Sole member
Fashion & Textile Skills C.I.C.	NI624758	N/A	100% Shareholder
Inner City Capital Projects Ltd	NI715806	N/A	100% Shareholder

Londonderry Inner City Trust
Company limited by guarantee

Notes to the financial statements (continued)
Year ended 31 March 2025

Income

All income is included in the statement of financial activities when entitlement has passed to the charity, it is probable that the economic benefits associated with the transaction will flow to the charity and the amount can be reliably measured. The following specific policies are applied to particular categories of income:

- income from grants is recognised when there is evidence of entitlement to the funds, any performance conditions attached to the grant have been met, receipt is probable and its amount can be measured reliably.
- income from rental activity is recognised when there is evidence of entitlement to the funds.

Interest receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the charity; this is normally upon notification of the interest paid or payable by the Bank.

Resources expended

Expenditure is recognised on an accruals basis as a liability is incurred. Some expenditure includes any VAT which cannot be fully recovered, and is classified under headings of the statement of financial activities to which it relates:

- expenditure on raising funds includes the costs of all fundraising activities, events and non-charitable trading activities.
- expenditure on charitable activities includes all costs incurred by a charity in undertaking activities that further its charitable aims for the benefit of its beneficiaries, including those support costs and costs relating to the governance of the charity apportioned to charitable activities.
- other expenditure includes all expenditure that is neither related to raising funds for the charity nor part of its expenditure on charitable activities.

All costs are allocated to expenditure categories reflecting the use of the resource. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs are apportioned between the activities they contribute to on a reasonable, justifiable and consistent basis.

Taxation

During the current year the group (excluding the Fashion & Textile Skills C.I.C. and Inner City Capital Projects Ltd) has only been involved in charitable activities in furtherance of its charitable objects and is not liable to Income Tax or Corporation Tax.

For the Fashion & Textile Skills C.I.C. and Inner City Capital Projects the current tax is recognised on taxable profit for the current and past periods. Current tax is measured at the amounts of tax expected to pay or recover using the tax rates and laws that have been enacted or substantively enacted at the reporting date.

Londonderry Inner City Trust
Company limited by guarantee

Notes to the financial statements (continued)
Year ended 31 March 2025

Tangible assets

Tangible assets are initially recorded at cost, and are subsequently stated at cost less any accumulated depreciation and impairment losses.

Any tangible assets carried at revalued amounts are recorded at the fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

An increase in the carrying amount of an asset as a result of a revaluation, is recognised in other comprehensive income and accumulated in capital and reserves, except to the extent it reverses a revaluation decrease of the same asset previously recognised in profit or loss. A decrease in the carrying amount of an asset as a result of revaluation is recognised in other comprehensive income to the extent of any previously recognised revaluation increase accumulated in capital and reserves in respect of that asset. Where a revaluation decrease exceeds the accumulated revaluation gains accumulated in capital and reserves in respect of that asset, the excess shall be recognised in profit or loss.

Depreciation

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

Plant and machinery	- 20%	reducing balance
Fittings fixtures and equipment	- 20%	reducing balance

If there is an indication that there has been a significant change in depreciation rate, useful life or residual value of tangible assets, the depreciation is revised prospectively to reflect the new estimates.

Fixed asset investments

Fixed asset investments are initially recorded at cost, and subsequently stated at cost less any accumulated impairment losses. Listed investments are measured at fair value with changes in fair value being recognised in profit or loss.

Investments in associates

Investments in associates accounted for in accordance with the cost model are recorded at cost less any accumulated impairment losses.

Investments in associates accounted for in accordance with the fair value model are initially recorded at the transaction price. At each reporting date, the investments are measured at fair value, with changes in fair value recognised in other comprehensive income/profit or loss. Where it is impracticable to measure fair value reliably without undue cost or effort, the cost model will be adopted.

Impairment

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

When it is not possible to estimate the recoverable amount of an individual asset, an estimate is made of the recoverable amount of the cash-generating unit to which the asset belongs. The cash-generating unit is the smallest identifiable group of assets that includes the asset and generates cash inflows that are largely independent of the cash inflows from other assets or groups of assets.

**Londonderry Inner City Trust
Company limited by guarantee**

**Notes to the financial statements (continued)
Year ended 31 March 2025**

Financial instruments

A financial asset or a financial liability is recognised only when the company becomes a party to the contractual provisions of the instrument.

Basic financial instruments are initially recognised at the transaction price, unless the arrangement constitutes a financing transaction, where it is recognised at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Debt instruments are subsequently measured at amortised cost.

Employee Benefits

When employees have rendered service to the company, short-term employee benefits to which the employees are entitled are recognised at the undiscounted amount expected to be paid in exchange for that service.

Defined contribution plans

Contributions to defined contribution plans are recognised as an expense in the period in which the related service is provided. Prepaid contributions are recognised as an asset to the extent that the prepayment will lead to a reduction in future payments or a cash refund.

When contributions are not expected to be settled wholly within 12 months of the end of the reporting date in which the employees render the related service, the liability is measured on a discounted present value basis. The unwinding of the discount is recognised in finance costs in profit or loss in the period in which it arises.

4. Limited by guarantee

Londonderry Inner City Trust is a registered charity limited by guarantee without a share capital.

Northern Ireland Charity Commission Reference Number: NIC108433

Londonderry Inner City Trust
Company limited by guarantee

Notes to the financial statements (continued)
Year ended 31 March 2025

5. Funds

- Unrestricted Revenue Funds - comprise those revenue funds which the management committee are free to use in accordance with the company objectives.
- Restricted Revenue Funds - comprise those revenue funds which have been given for particular purposes and projects.
- Unrestricted Capital Funds - comprise those net assets which the trust is able to apply freely in pursuit of its own charitable objectives and related purposes.
- Restricted Capital Funds - comprise those net assets which at the end of the accounting period have specific grant and other conditions restricting either their use or their disposability for defined periods.
- Designated funds - comprise of unrestricted funds of the charity which the trustees have decided at their discretion to set aside to use for a specific purpose.

6. Net income

This is stated after charging/(crediting):

	Group	Group	Charity	Charity
	2025	2024	2025	2024
	£	£	£	£
Depreciation of tangible assets	53,243	50,965	9,561	7,248
Loss on disposal of tangible assets	-	19,110	-	19,110
Impairment of trade debtors	2,840	20,699	9,746	11,188
Fees payable for the audit of the financial statements	18,285	18,660	12,480	11,880
	<u>18,285</u>	<u>18,660</u>	<u>12,480</u>	<u>11,880</u>

**Londonderry Inner City Trust
Company limited by guarantee**

**Notes to the financial statements (continued)
Year ended 31 March 2025**

7. Staff costs

The average number of persons employed by the company during the year, including the directors, amounted to:

	2025	2024
Management and finance staff	2	2
Administrative and maintenance staff	6	6
	8	8
	8	8

The aggregate payroll costs incurred during the year were:

	2025	2024
	£	£
Wages and salaries	282,677	275,446
Social security costs	22,920	15,833
Other pension costs	29,136	15,780
	334,733	307,059
	334,733	307,059

None of the trustees have been paid any remuneration or received any other payment from an employment with the charity or a related party. In the year trustees were reimbursed expenses totalling £1,791 (2024 - £1,987) the expenses are split as follows:

	2025		
	Londonderry Inner City Inner City Trust	Building Preservation Trust	City Tamneymore Enterprise Trust Ltd
	£	£	£
Travel and accommodation	1,210	200	100
Mobile phone	-	-	281
	1,210	200	381
	6	4	2

	2024		
	Londonderry Inner City Inner City Trust	Building Preservation Trust	City Tamneymore Enterprise Trust Ltd
	£	£	£
Travel and accommodation	1,058	200	100
Mobile phone	-	-	629
	1,058	200	729
	6	4	2

Londonderry Inner City Trust
Company limited by guarantee

Notes to the financial statements (continued)
Year ended 31 March 2025

The key management personnel for the parent charity and the group are the trustees, the General Manager, and the Finance Manager. The total employees benefits of the key management personnel of the trust were £121,159 (2024 - £149,924).

8. Income

	Group		Charity	
	Restricted Funds 2025 £	Restricted Funds 2024 £	Restricted Funds 2025 £	Restricted Funds 2024 £
Donations & legacies				
Grants				
Department for Communities	1,200,000	-	1,200,000	-
Architectural Heritage Fund	27,500	27,500	27,500	27,500
Donations	301	500	301	500
Total	<u>1,227,801</u>	<u>28,000</u>	<u>1,227,801</u>	<u>28,000</u>

	Group		Charity	
	Unrestricted Funds 2025 £	Unrestricted Funds 2024 £	Unrestricted Funds 2025 £	Unrestricted Funds 2024 £
Donations & legacies				
Grants				
NIRN	331	-	-	-
Total	<u>331</u>	<u>-</u>	<u>-</u>	<u>-</u>

	Group		Charity	
	Unrestricted Funds 2025 £	Unrestricted Funds 2024 £	Unrestricted Funds 2025 £	Unrestricted Funds 2024 £
Income from other trading activities				
Rental Income & service charges	1,192,217	1,099,183	878,802	831,736
Other income	139,653	1,746	203,653	1,746
Total	<u>1,331,870</u>	<u>1,100,929</u>	<u>1,082,455</u>	<u>833,482</u>

Investment income				
Bank interest received	47,004	86,060	33,957	68,375
	<u>47,004</u>	<u>86,060</u>	<u>33,957</u>	<u>68,375</u>

Londonderry Inner City Trust
Company limited by guarantee

Notes to the financial statements (continued)
Year ended 31 March 2025

9. Expenditure on Other Trading Activities

	Group 2025 £	Group 2024 £	Charity 2025 £	Charity 2024 £
Wages and salaries	167,435	129,414	167,435	129,414
Employer's Social security contributions	16,411	10,749	16,411	10,749
Staff pension costs	18,942	11,581	18,942	11,581
Recruitment costs	22	4,298	22	4,298
Light, heat and power	22,817	12,176	15,070	4,303
Advertising	-	471	-	471
Management fee	11,546	11,075	14,046	13,575
Rates	22,749	23,491	20,455	22,991
Repairs & maintenance	322,058	177,327	282,448	141,872
Professional fees	-	7,765	-	7,765
Legal fees	5,814	1,358	5,814	1,358
Bad debt movements	2,840	20,699	9,746	11,188
Depreciation	42,983	42,983	-	-
Total	<u>633,617</u>	<u>453,387</u>	<u>550,389</u>	<u>359,565</u>

Expenditure on raising funds was £633,617 (2024 - £453,388) of which £548,924 was unrestricted (2024 - £409,569) and £84,693 restricted (2024 - £43,819).

Other Expenditure

	Group 2025 £	Group 2024 £	Charity 2025 £	Charity 2024 £
Gain/loss on disposal of tangible assets	-	19,110	-	19,110
Corporation tax charge	139	124	-	-
Corporation tax adjust re previous year	4	-	-	-
	<u>143</u>	<u>19,234</u>	<u>-</u>	<u>19,110</u>

Other expenditure was £143 (2024 - £19,234) all of which was unrestricted.

Londonderry Inner City Trust
Company limited by guarantee

Notes to the financial statements (continued)
Year ended 31 March 2025

10. Expenditure on Charitable Activities

	Group 2025 £	Group 2024 £	Charity 2025 £	Charity 2024 £
<u>Direct charitable activities</u>				
Wages and salaries	-	9,263	-	-
Advertising	8,580	9,794	8,580	6,794
Interest on bank loan	17,610	8,962	17,610	8,962
Donations	77,804	97,220	83,210	111,885
Purchases	358	35	-	-
External charitable events	8,931	16,913	8,931	16,913
	113,283	142,187	118,331	144,554
<u>Governance Costs</u>				
Wages and salaries	102,997	127,465	102,997	127,465
Employer's social security contributions	6,509	5,084	6,509	5,084
Staff pension costs	10,194	4,199	10,194	4,199
Other employee benefits	12,245	9,304	12,245	9,304
Staff training	2,172	1,451	2,172	1,451
Rent payable	74	74	-	-
Insurance	59,196	49,909	41,955	34,837
Light and heat	25,558	26,442	17,689	18,227
Cleaning	22,282	3,165	22,282	3,165
Printing, postage and stationery	21,413	15,356	20,117	15,354
Advertising	-	1,100	-	1,100
Telephone	7,875	8,290	6,179	5,595
Travelling and entertainment	13,965	11,898	13,665	9,810
Legal and professional	-	3,446	-	391
Consultancy fees	53,806	86,293	20,628	58,153
Accountancy fees	2,520	900	-	-
Auditors remuneration	18,285	18,660	12,480	11,880
Bank charges	1,904	1,820	1,300	1,035
General expenses	6,752	5,590	6,667	5,516
Subscriptions	2,683	2,215	2,633	2,215
Depreciation of tangible assets	10,260	7,982	9,561	7,248
Interest on overdue taxation	2	-	-	-
Fines & penalties	12	-	12	-
Total	380,704	390,643	309,285	322,029
Total expenditure on charitable activities	493,987	532,830	427,616	466,583

Londonderry Inner City Trust
Company limited by guarantee

Notes to the financial statements (continued)
Year ended 31 March 2025

Expenditure on charitable activities was £493,987 (2024 - £532,830) which is split as follows:

- £113,283 are direct charitable expenditure (2024 - £142,187) of which £113,170 was unrestricted (2024 - £142,187) and £113 restricted (2024 - £Nil).

- £380,704 are governance costs (2024 - £360,643) of which £375,221 was unrestricted (2024 - £388,190) and £5,483 restricted (2024 - £2,453).

11. Tangible assets - Group

	Freehold property	Plant and machinery	Fixtures, fittings and equipment	Total
	£	£	£	£
Cost or valuation				
At 1 April 2024	17,708,800	47,832	914,874	18,671,506
Additions	3,080,289	-	11,161	3,091,450
Revaluation	125,808	-	-	125,808
At 31 March 2025	<u>20,914,897</u>	<u>47,832</u>	<u>926,035</u>	<u>21,888,764</u>
Depreciation				
At 1 April 2024	6,811	46,387	765,779	818,977
Charge for the year	-	289	52,954	53,243
At 31 March 2025	<u>6,811</u>	<u>46,676</u>	<u>818,733</u>	<u>872,220</u>
Carrying amount				
At 31 March 2025	<u>20,908,086</u>	<u>1,156</u>	<u>107,302</u>	<u>21,016,544</u>
At 31 March 2024	<u>17,701,989</u>	<u>1,445</u>	<u>149,095</u>	<u>17,852,529</u>

Londonderry Inner City Trust
Company limited by guarantee

Notes to the financial statements (continued)
Year ended 31 March 2025

11 (a). Tangible assets - Charity

	Freehold property	Plant and machinery	Fixtures, fittings and equipment	Total
	£	£	£	£
Cost or valuation				
At 1 April 2024	11,539,755	47,832	398,707	11,986,294
Additions	3,080,289	-	11,161	3,091,450
Revaluation	74,808	-	-	74,808
At 31 March 2025	<u>14,694,852</u>	<u>47,832</u>	<u>409,868</u>	<u>15,152,552</u>
Depreciation				
At 1 April 2024	-	46,387	358,342	404,729
Charge for the year	-	289	9,272	9,561
At 31 March 2025	<u>-</u>	<u>46,676</u>	<u>367,614</u>	<u>414,290</u>
Carrying amount				
At 31 March 2025	<u>14,694,852</u>	<u>1,156</u>	<u>42,254</u>	<u>14,738,262</u>
At 31 March 2024	<u>11,539,755</u>	<u>1,445</u>	<u>40,365</u>	<u>11,581,565</u>

12. The charity is the sole member of the wholly owned charitable subsidiary companies Inner City Building Preservation Trust and Tamnecomore Enterprise Trust Ltd. The charity holds 10 shares of £1 each in the wholly owned subsidiary Fashion & Textile Skills C.I.C. and 100 shares of £1 each in the wholly owned subsidiary Inner City Capital Projects Ltd. These are the only shares allotted, called up and fully paid. All subsidiary companies are incorporated in Northern Ireland. The financial results for these companies are summarised in notes 21 to 24.

13. Debtors

	Group		Charity	
	2025	2024	2025	2024
	£	£	£	£
Trade debtors	22,398	14,787	17,576	3,729
Prepayments and accrued income	73,945	46,990	64,781	27,364
Other debtors	285,672	-	809,433	1,013,853
	<u>382,015</u>	<u>61,777</u>	<u>891,790</u>	<u>1,044,946</u>

Londonderry Inner City Trust
Company limited by guarantee

Notes to the financial statements (continued)
Year ended 31 March 2025

14. Creditors: amounts falling due within one year

	Group		Charity	
	2025	2024	2025	2024
	£	£	£	£
Bank loans and overdrafts	64,667	65,352	64,667	65,352
Trade creditors	99,148	49,803	97,198	46,431
Accruals and deferred income	364,838	102,891	349,410	81,471
Corporation tax	139	124	-	-
Social security and other taxes	15,311	30,374	8,517	21,450
Other creditors	-	-	893,345	593,345
	<u>544,103</u>	<u>248,544</u>	<u>1,413,137</u>	<u>808,049</u>

15. Creditors: amounts falling due after more than one year

	Group		Charity	
	2025	2024	2025	2024
	£	£	£	£
Bank loans and overdrafts	<u>137,874</u>	<u>246,772</u>	<u>137,874</u>	<u>246,772</u>

A charge is held over the parent charity deposits date 23/03/18 in the sum of £800,000.

16. Employee benefits

Defined contribution plans

The amount recognised in profit or loss in relation to defined contribution plans was £29,136 (2024: £15,780).

Other employee benefits

The amount recognised in profit or loss in relation to other employee benefits was £12,245 (2024: £9,304).

Londonderry Inner City Trust
Company limited by guarantee

Notes to the financial statements (continued)
Year ended 31 March 2025

17. Analysis of charitable funds

Analysis of movements in group unrestricted funds

	Balance at 1 April 2024	Incoming Resources	Resources Expended	Gains on Revaluation	Transfer Between Funds	Funds at 31 March 2025
	£	£	£	£	£	£
General Fund	15,699,421	1,379,205	(1,037,458)	132,808	(355,176)	15,818,800
Undistributable Fund	2,057,814	-	-	-	-	2,057,814
Designated Fund	1,895,000	-	-	-	-	1,895,000
	<u>19,652,235</u>	<u>1,379,205</u>	<u>(1,037,458)</u>	<u>132,808</u>	<u>(355,176)</u>	<u>19,771,614</u>

Analysis of movements in charity unrestricted funds

	Balance at 1 April 2024	Incoming Resources	Resources Expended	Gains on Revaluation	Transfer Between Funds	Funds at 31 March 2025
	£	£	£	£	£	£
General Fund	13,594,502	1,116,412	(930,699)	2,808	(141,072)	13,641,951
Undistributable Fund	2,057,814	-	-	-	-	2,057,814
Designated Fund	1,440,000	-	-	-	-	1,440,000
	<u>17,092,316</u>	<u>1,116,412</u>	<u>(930,699)</u>	<u>2,808</u>	<u>(141,072)</u>	<u>17,139,765</u>

General Funds	Funds which the trust is able to apply freely in pursuit of its own charitable objectives and related purposes.
Designated Funds	Funds which the trust have set aside for major repairs and cyclical maintenance, six months working capital, a capital programme budget for the coming year and funds for future developments in line with their charitable objectives.
Undistributable Funds	These funds are the revaluation reserve carried forward which are not available for distribution by the charity

Londonderry Inner City Trust
Company limited by guarantee

Notes to the financial statements (continued)
Year ended 31 March 2025

Analysis of movements in group restricted funds

	Balance at 1 April 2024	Incoming Resources	Resources Expended	Gains on Revaluation	Transfer Between Funds	Funds at 31 March 2025
	£	£	£	£		£
Property Fund	902,832	1,227,801	(90,289)	(7,000)	355,176	2,388,520
	<u>902,832</u>	<u>1,227,801</u>	<u>(90,289)</u>	<u>(7,000)</u>	<u>355,176</u>	<u>2,388,520</u>

Analysis of movements in charity restricted funds

	Balance at 1 April 2024	Incoming Resources	Resources Expended	Gains on Revaluation	Transfer Between Funds	Funds at 31 March 2025
	£	£	£	£		£
Property Fund	369,711	1,227,801	(47,306)	72,000	141,072	1,763,278
	<u>369,711</u>	<u>1,227,801</u>	<u>(47,306)</u>	<u>72,000</u>	<u>141,072</u>	<u>1,763,278</u>

Property Fund To support community development, social enterprise, education and employment and urban regeneration and promote and protect buildings within the Inner City area of Derry City.

Analysis of group net assets between funds

	Unrestricted Fund	Restricted Fund	Total
Fixed Assets	18,631,164	2,385,380	21,016,544
Cash at bank and in hand	1,440,412	3,140	1,443,552
Other current assets	382,015	-	382,015
Current and long term liabilities	(681,977)	-	(681,977)
Total	<u>19,771,614</u>	<u>2,388,520</u>	<u>22,160,134</u>

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Notes to the financial statements (continued)
Year ended 31 March 2025

18. Analysis of changes in net debt

Group changes in cash and cash equivalents

	At 1 April 2024	Cash flows	At 31 March 2025
	£	£	£
Cash and cash equivalents	3,136,076	(1,692,524)	1,443,552
	<u> </u>	<u> </u>	<u> </u>

Charity changes in cash and cash equivalents

	At 1 April 2024	Cash flows	At 31 March 2025
	£	£	£
Cash and cash equivalents	1,809,234	(792,882)	1,016,352
	<u> </u>	<u> </u>	<u> </u>

19. Contingent assets and liabilities

During the year ended 31st March 2008 Londonderry Inner City Trust ('the trust') disposed of rental premises in Derry (to "The Nerve Centre") as detailed in the notes of the financial statements for the year ended 31st March 2008. The sale agreement for the disposal of this building contained a contingency clause, whereby Londonderry Inner City Trust stands to benefit to an amount of £400,000 (indexed for property inflation) from the possible future financial transactions of this building. However, as these events are outside the control of 'The Trust', the timing and final amount of this benefit cannot be accurately quantified.

20. Related party transactions

During the year the company entered into the following transactions with related parties:

	Transaction value		Balance owed by/(owed to)	
	2025	2024	2025	2024
	£	£	£	£
Wholly owned subsidiaries	(1,063,544)	3,387	3,438,067	4,501,611
	<u> </u>	<u> </u>	<u> </u>	<u> </u>

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Notes to the financial statements (continued)
Year ended 31 March 2025

21. Inner City Building Preservation Trust

The wholly owned subsidiary Inner City Building Preservation Trust is incorporated in Northern Ireland (company number NI616033) and is a registered charity (charity number NIC100106). Inner City Building Preservation Trust is involved in the preservation, protection, restoration and improvement of buildings in the Inner City area of Derry City. The parent charity and group administrative office operates from a building owned by Inner City Building Preservation Trust. A summary of the financial results is shown below.

The summary financial performance of the subsidiary alone is:

	2025	2024
	£	£
Income	152,851	166,253
Expenditure	(62,760)	(81,805)
Net incoming resources for the year	90,091	84,448
Gain/(loss) on revaluation of properties	(79,000)	(85,865)
Net movement for the year	11,091	(1,417)
The assets and liabilities of the subsidiary were:		
Fixed assets	4,727,709	4,849,693
Current Assets	262,109	717,118
Current liabilities	(3,527,815)	(4,115,898)
Net assets	1,462,003	1,450,913
Total Charity Funds	1,462,003	1,450,913

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**Notes to the financial statements (continued)
Year ended 31 March 2025**

22 Tamneymore Enterprise Trust Ltd

The wholly owned subsidiary Tamneymore Enterprise Trust Ltd is incorporated in Northern Ireland (company number NI026790) and is a registered charity with HMRC (charity number XR21754). Tamneymore Enterprise Trust Ltd is involved in projects or services to provide employment to advance welfare, training and urban regeneration in the Waterside area of Londonderry. A summary of the financial results is shown below.

The summary financial performance of the subsidiary alone is:

	2025	2024
	£	£
Income	88,357	94,388
Expenditure	(59,340)	(53,851)
	29,017	40,537
Gain/(loss) on revaluation of properties	130,000	49,000
Net incoming resources for the year	159,017	89,537
The assets and liabilities of the subsidiary were:		
Fixed assets	1,550,574	1,420,717
Current Assets	704,277	1,205,306
Current liabilities	(457,954)	(988,143)
Net assets	1,796,897	1,637,880
 Total Charity Funds	 1,796,897	 1,637,880

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**Notes to the financial statements (continued)
Year ended 31 March 2025**

23 Fashion & Textile Skills C.I.C

The wholly owned subsidiary Fashion & Textile Skills C.I.C. is incorporated in Northern Ireland (company number NI624758). Fashion & Textile Skills C.I.C. assists the growth of the fashion and textile sector in the North West Region of the island of Ireland through providing work space, business training and mentoring and access to specialised technology and equipment. The Fashion & Textile Skills C.I.C. operates from one of the buildings owned by group company Inner City Building Preservation Trust. A summary of the financial results is shown below.

The summary financial performance of the subsidiary alone is:

	2025	2024
	£	£
Turnover	34,926	44,990
Expenditure	(34,891)	(45,036)
Profit/(loss) for the year	35	(46)
The assets and liabilities of the subsidiary were:		
Fixed Assets	-	556
Current Assets	8,796	28,449
Current liabilities	(4,504)	(24,747)
Net assets	4,292	4,258
Aggregate share capital and reserves	4,292	4,258

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**Notes to the financial statements (continued)
Year ended 31 March 2025**

24 Inner City Capital Projects Ltd

The wholly owned subsidiary Inner City Capital Projects Ltd is incorporated in Northern Ireland (company number NI715806). Inner City Capital Projects Ltd assists in the urban regeneration and development of sites and buildings. A summary of the financial results is shown below.

The summary financial performance of the subsidiary alone is:

	2025	2024
	£	£
Turnover	59,359	-
Expenditure	(65,450)	-
(Loss)/profit for the year	(6,091)	-
The assets and liabilities of the subsidiary were:		
Current Assets	359,349	-
Current liabilities	(65,440)	-
Net assets	293,909	-
Aggregate share capital and reserves	293,909	-