

Company registration number 5692344 (England and Wales)

DOVECOTES TENANT MANAGEMENT ORGANISATION LIMITED
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025

DOVECOTES TENANT MANAGEMENT ORGANISATION LIMITED

COMPANY INFORMATION

Directors	A H Slater Mr G Clarke S J Handley J Biddle	(Appointed 1 January 2025) (Appointed 1 January 2025)
Secretary	A H Slater	
Company number	5692344	
Registered office	The Housing Office 86 Ryefield Pendeford Wolverhampton WV8 1UD	
Auditor	Sumer Auditco Limited The Beehive Building Beehive Ring Road Gatwick Crawley United Kingdom RH6 0PA	

DOVECOTES TENANT MANAGEMENT ORGANISATION LIMITED

CONTENTS

	Page
Directors' report	1
Directors' responsibilities statement	2
Independent auditor's report	3 - 6
Statement of comprehensive income	7
Balance sheet	8
Statement of changes in equity	9
Statement of cash flows	10
Notes to the financial statements	11 - 21

DOVECOTES TENANT MANAGEMENT ORGANISATION LIMITED

DIRECTORS' REPORT

FOR THE YEAR ENDED 31 MARCH 2025

The management committee present their annual report and financial statements for the year ended 31 March 2025.

Principal activities

The organisation's principal activity during the year is the management and maintenance of property on the Dovecotes Estate, Pendeford, covered by a management agreement with Wolverhampton City Council.

Directors

The members of the committee who held office during the year and up to the date of signature of the financial statements were as follows:

A H Slater	
S A Harrison	(Resigned 9 May 2025)
S I Harrison	(Resigned 9 May 2025)
A Webb	(Resigned 9 May 2025)
S C M Webb	(Resigned 9 May 2025)
D L Bentley	(Resigned 9 May 2025)
Mr G Clarke	
S J Handley	(Appointed 1 January 2025)
J Biddle	(Appointed 1 January 2025)

Auditor

In accordance with the company's articles, a resolution proposing that Sumer Auditco Limited be reappointed as auditor of the company will be put at a General Meeting.

Statement of disclosure to auditor

So far as each person who was a director at the date of approving this report is aware, there is no relevant audit information of which the company's auditor is unaware. Additionally, the directors individually have taken all the necessary steps that they ought to have taken as directors in order to make themselves aware of all relevant audit information and to establish that the company's auditor is aware of that information.

Small companies exemption

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

On behalf of the board



A H Slater
Director

26 September 2025

DOVECOTES TENANT MANAGEMENT ORGANISATION LIMITED

DIRECTORS' RESPONSIBILITIES STATEMENT

FOR THE YEAR ENDED 31 MARCH 2025

The directors are responsible for preparing the annual report and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law, the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and of the surplus or deficit of the company for that period.

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

- select suitable accounting policies and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent; and
- 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.

DOVECOTES TENANT MANAGEMENT ORGANISATION LIMITED

INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF DOVECOTES TENANT MANAGEMENT ORGANISATION LIMITED

Opinion

We have audited the financial statements of Dovecotes Tenant Management Organisation Limited (the 'company') for the year ended 31 March 2025 which comprise the statement of comprehensive income, the balance sheet, the statement of changes in equity, the statement of cash flows and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 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 company's affairs as at 31 March 2025 and of its surplus 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 contained within the annual report. 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.

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 course of 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 this gives rise to a material misstatement in the financial statements themselves. 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.

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of our audit:

- the information given in the directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the directors' report has been prepared in accordance with applicable legal requirements.

DOVECOTES TENANT MANAGEMENT ORGANISATION LIMITED

INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF DOVECOTES TENANT MANAGEMENT ORGANISATION LIMITED (CONTINUED)

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report. We have nothing to report in respect of the following matters in relation to which 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 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' exemption 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.

DOVECOTES TENANT MANAGEMENT ORGANISATION LIMITED

INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF DOVECOTES TENANT MANAGEMENT ORGANISATION LIMITED (CONTINUED)

Our approach to identifying and assessing the risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, was as follows:

- a) the engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify or recognise non-compliance with applicable laws and regulations;
- b) we identified the laws and regulations applicable to the company through discussions with directors and other management, and from our commercial knowledge and experience of the tenant management sector;
- c) we focused on specific laws and regulations which we considered may have a direct material effect on the financial statements or the operations of the company, including the Companies Act 2006, taxation legislation and data protection, anti-bribery, employment, environmental (including Waste and Electronic recycling (WEEE) Regulations 2013) and health and safety legislation;
- d) we assessed the extent of compliance with the laws and regulations identified above through making enquiries of management and inspecting legal correspondence; and
- e) identified laws and regulations were communicated within the audit team regularly and the team remained alert to instances on non-compliance throughout the audit.

We assessed the susceptibility of the company's financial statements to material misstatement, including obtaining an understanding of how fraud might occur, by:

- a) making enquiries of management as to where they considered there was a susceptibility to fraud, their knowledge of actual, suspected and alleged fraud; and
- b) considering the internal controls in place to mitigate risks of fraud and non-compliance with laws and regulations.

To address the risk of fraud through management bias and override of controls, we:

- a) performed analytical procedures to identify any unusual or unexpected relationships;
- b) tested journal entries to identify unusual transactions;
- c) assessed whether judgements and assumptions made in determining the accounting estimates were indicative of potential bias; and
- d) investigated the rationale behind significant or unusual transactions.

In response to the risk of irregularities and non-compliance with laws and regulations, we designed procedures which included, but were not limited to:

- a) agreeing financial statement disclosures to underlying supporting documentation;
- b) reading the minutes of meetings of those charged with governance;
- c) inquiring of management as to actual and potential litigation and claims; and
- d) reviewing correspondence with HMRC, relevant regulators including the Health and Safety Executive, and the company's legal advisors.

DOVECOTES TENANT MANAGEMENT ORGANISATION LIMITED

INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF DOVECOTES TENANT MANAGEMENT ORGANISATION LIMITED (CONTINUED)

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

A further description of our responsibilities is available on the Financial Reporting Council's website at: <https://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.

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 and Chapter 4 of Part 2 of the Housing and Regeneration Act 2008. 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.

Mr Martin Bradley FCCA (Senior Statutory Auditor)

For and on behalf of Sumer Auditco Limited, Statutory Auditor

Chartered Accountants

The Beehive Building

Beehive Ring Road

Gatwick

Crawley

RH6 0PA

United Kingdom

Date:

DOVECOTES TENANT MANAGEMENT ORGANISATION LIMITED

STATEMENT OF COMPREHENSIVE INCOME

FOR THE YEAR ENDED 31 MARCH 2025

	Notes	2025 £	2024 £
Income		1,326,096	1,245,975
Direct costs		(713,883)	(796,808)
Gross surplus		612,213	449,167
Administrative expenses		(622,415)	(604,883)
Operating deficit		(10,202)	(155,716)
Interest receivable and similar income		138,090	101,503
Interest payable and similar expenses		(10)	(3)
Surplus/(deficit) before taxation		127,878	(54,216)
Tax on surplus/(deficit)	4	(6,477)	(2,376)
Surplus/(deficit) for the financial year		121,401	(56,592)
Other comprehensive income			
Actuarial gain on defined benefit pension schemes		247,000	181,000
Total comprehensive income for the year		368,401	124,408

The income and expenditure account has been prepared on the basis that all operations are continuing operations.

DOVECOTES TENANT MANAGEMENT ORGANISATION LIMITED

BALANCE SHEET

AS AT 31 MARCH 2025

	Notes	2025 £	£	2024 £	£
Fixed assets					
Tangible assets	5		4,522		7,498
Current assets					
Stocks		5,674		6,673	
Debtors	6	10,976		28,980	
Cash at bank and in hand		1,788,013		1,602,788	
		1,804,663		1,638,441	
Creditors: amounts falling due within one year	7	(210,150)		(131,305)	
Net current assets			1,594,513		1,507,136
Total assets less current liabilities			1,599,035		1,514,634
Net assets excluding pension surplus			1,599,035		1,514,634
Defined benefit pension surplus			758,370		474,370
Net assets			2,357,405		1,989,004
Reserves					
Other reserves	9	1,649,000		1,144,250	
Income and expenditure account	9	708,405		844,754	
Total members' funds			2,357,405		1,989,004

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

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

A H Slater
Director



Mr G Clarke
Director



S J Handley
Director



Company registration number 5692344 (England and Wales)

DOVECOTES TENANT MANAGEMENT ORGANISATION LIMITED

STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31 MARCH 2025

	Reserve Fund	Contingency Fund	Pension Fund Deficiency	Income and expenditure	Total
	£	£	£	£	£
Balance at 1 April 2023	546,643	287,000	273,370	757,583	1,864,596
Year ended 31 March 2024:					
Deficit	-	-	-	(56,592)	(56,592)
Other comprehensive income:					
Actuarial gains on defined benefit plans	-	-	-	181,000	181,000
Total comprehensive income	-	-	-	124,408	124,408
Transfer from reserve fund	(181,643)	-	-	181,643	-
Transfer to contingency fund	-	17,250	-	(17,250)	-
Pension scheme movements	-	-	201,630	(201,630)	-
Balance at 31 March 2024	365,000	304,250	475,000	844,754	1,989,004
Year ended 31 March 2025:					
Surplus	-	-	-	121,401	121,401
Other comprehensive income:					
Actuarial gains on defined benefit plans	-	-	-	247,000	247,000
Total comprehensive income	-	-	-	368,401	368,401
Transfer from reserve fund	205,000	-	-	(205,000)	-
Transfer to contingency fund	-	15,750	-	(15,750)	-
Pension scheme movements	-	-	284,000	(284,000)	-
Balance at 31 March 2025	570,000	320,000	759,000	708,405	2,357,405

DOVECOTES TENANT MANAGEMENT ORGANISATION LIMITED

STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED 31 MARCH 2025

	Notes	2025 £	£	2024 £	£
Cash flows from operating activities					
Cash generated from/(absorbed by) operations	12		153,236		(209,837)
Interest paid			(10)		(3)
Income taxes paid			(2,374)		(364)
Net cash inflow/(outflow) from operating activities			150,852		(210,204)
Investing activities					
Purchase of tangible fixed assets		-		(162)	
Proceeds from disposal of tangible fixed assets		283		-	
Interest received		34,090		12,503	
Net cash generated from investing activities			34,373		12,341
Net increase/(decrease) in cash and cash equivalents			185,225		(197,863)
Cash and cash equivalents at beginning of year			1,602,788		1,800,651
Cash and cash equivalents at end of year			1,788,013		1,602,788

DOVECOTES TENANT MANAGEMENT ORGANISATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

1 Accounting policies

Company information

Dovecotes Tenant Management Organisation Limited is a private company limited by guarantee incorporated in England and Wales. The registered office is The Housing Office, 86 Ryefield, Pendeford, Wolverhampton, WV8 1UD.

1.1 Basis of preparation

These financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the requirements of the Companies Act 2006 as applicable to companies subject to the small companies regime. The disclosure requirements of section 1A of FRS 102 have been applied other than where additional disclosure is required to show a true and fair view.

The financial statements are prepared in sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention. The principal accounting policies adopted are set out below.

1.2 Income and expenditure

Income represent allowances received and recharged repairs.

None of the income was derived from outside the United Kingdom and is wholly attributable to the principle activities of the organisation.

Expenses are included in the financial statements as they become receivable or due.

1.3 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Fixtures and fittings	25% per annum straight line
Motor vehicles	25% per annum reducing balance
Office Equipment	25% per annum straight line

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is credited or charged to surplus or deficit.

1.4 Impairment of fixed assets

At each reporting period end date, the company reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). Where it is not possible to estimate the recoverable amount of an individual asset, the company estimates the recoverable amount of the cash-generating unit to which the asset belongs.

DOVECOTES TENANT MANAGEMENT ORGANISATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

1 Accounting policies

(Continued)

Recoverable amount is the higher of fair value less costs to sell and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset (or cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or cash-generating unit) is reduced to its recoverable amount. An impairment loss is recognised immediately in surplus or deficit, unless the relevant asset is carried at a revalued amount, in which case the impairment loss is treated as a revaluation decrease.

Recognised impairment losses are reversed if, and only if, the reasons for the impairment loss have ceased to apply. Where an impairment loss subsequently reverses, the carrying amount of the asset (or cash-generating unit) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (or cash-generating unit) in prior years. A reversal of an impairment loss is recognised immediately in surplus or deficit, unless the relevant asset is carried at a revalued amount, in which case the reversal of the impairment loss is treated as a revaluation increase.

1.5 Stocks

Stocks are stated at the lower of cost and estimated selling price less costs to complete and sell. Cost comprises direct materials and, where applicable, direct labour costs and those overheads that have been incurred in bringing the stocks to their present location and condition.

Stocks held for distribution at no or nominal consideration are measured at the lower of cost and replacement cost, adjusted where applicable for any loss of service potential.

At each reporting date, an assessment is made for impairment. Any excess of the carrying amount of stocks over its estimated selling price less costs to complete and sell is recognised as an impairment loss in profit or loss. Reversals of impairment losses are also recognised in profit or loss.

1.6 Cash and cash equivalents

Cash and cash equivalents are basic financial assets and include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.7 Financial instruments

The company has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the company's balance sheet when the company becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

DOVECOTES TENANT MANAGEMENT ORGANISATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

1 Accounting policies

(Continued)

Classification of financial liabilities

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

Basic financial liabilities

Basic financial liabilities, including creditors, bank loans, loans from fellow group companies and preference shares that are classified as debt, are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

1.8 Taxation

Taxation expense represents the aggregate amount of current tax and deferred tax recognised in the reporting period.

Current tax is the amount of income tax payable in respect of the taxable profit for the year or prior years.

A deferred tax asset or liability is recognised for tax recoverable or payable in future periods in respect of transactions and events recognised in the financial statements of current and previous periods.

Deferred tax arises from timing differences that are differences between taxable profits and total comprehensive income as stated in the financial statements. Timing differences result from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in the financial statements.

Deferred tax is recognised on all timing differences at the reporting date apart from certain exceptions. Unrelieved tax losses and other deferred tax assets are only recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future profits.

Deferred tax is measured using the tax rates and laws that have been enacted or substantively enacted by the reporting date and that are expected to apply to the reversal of the timing differences. Deferred tax relating to land and investment properties that is measured at fair value is measured using the tax rates and allowances that apply to the sale of the asset.

1.9 Employee benefits

The costs of short-term employee benefits are recognised as a liability and an expense, unless those costs are required to be recognised as part of the cost of stock or fixed assets.

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the company is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

Amounts in respect of defined contributions are recognised as an expense as they are incurred.

DOVECOTES TENANT MANAGEMENT ORGANISATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

1 Accounting policies

(Continued)

1.10 Retirement benefits

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

The cost of providing benefits under defined benefit plans is determined separately for each plan using the projected unit credit method, and is based on actuarial advice.

The change in the net defined benefit liability arising from employee service during the year is recognised as an employee cost. The cost of plan introductions, benefit changes, settlements and curtailments are recognised as an expense in measuring profit or loss in the period in which they arise.

The net interest element is determined by multiplying the net defined benefit liability by the discount rate, taking into account any changes in the net defined benefit liability during the period as a result of contribution and benefit payments. The net interest is recognised in surplus or deficit as other finance revenue or cost.

Remeasurement changes comprise actuarial gains and losses, the effect of the asset ceiling and the return on the net defined benefit liability excluding amounts included in net interest. These are recognised immediately in other comprehensive income in the period in which they occur and are not reclassified to profit and loss in subsequent periods.

The net defined benefit pension asset or liability in the balance sheet comprises the total for each plan of the present value of the defined benefit obligation (using a discount rate based on high quality corporate bonds), less the fair value of plan assets out of which the obligations are to be settled directly. Fair value is based on market price information, and in the case of quoted securities is the published bid price. The value of a net pension benefit asset is limited to the amount that may be recovered either through reduced contributions or agreed refunds from the scheme.

1.11 Grants

Grants of a revenue nature are credited to income in the period to which they relate. Capital grants are credited to a deferral account and are released to revenue over the expected useful life of the relevant assets by equal instalments.

1.12 Pension

The Organisation participates in a final salary defined benefit schemes. Pension costs are assessed in accordance with the advice of an independent qualified actuary. Costs include the regular cost of providing benefits which it is intended should remain a substantially level percentage of current and expected future earnings of the employees covered. Variations from the regular pension costs are spread evenly through the income and expenditure account over the average remaining service lives of current employees.

2 Judgements and key sources of estimation uncertainty

In the application of the company's accounting policies, the directors are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

DOVECOTES TENANT MANAGEMENT ORGANISATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

2 Judgements and key sources of estimation uncertainty

(Continued)

Key sources of estimation uncertainty

The estimates and assumptions which have a significant risk of causing a material adjustment to the carrying amount of assets and liabilities are as follows.

Defined Benefit Pension Surplus

The estimate of the defined benefit pension surplus is provided by the pension scheme actuaries, and is fully disclosed in note 8 of the financial statements. An equivalent pension fund reserve has also been created to identify that this surplus is not available for future projects to be undertaken by the organisation.

Accruals

Accruals are estimates for costs that relate to these financial statements but have been incurred, or are expected to occur, after the balance sheet date. These are disclosed in note 7 of the financial statements.

3 Employees

The average monthly number of persons (including directors) employed by the company during the year was:

2025 Number	2024 Number
10	10

Their aggregate remuneration comprised:

	2025 £	2024 £
Wages and salaries	314,243	308,763
Social security costs	32,135	31,564
Pension costs	61,012	68,928
	<u>407,390</u>	<u>409,255</u>

4 Taxation

	2025 £	2024 £
Current tax		
UK corporation tax on profits for the current period	<u>6,477</u>	<u>2,376</u>

DOVECOTES TENANT MANAGEMENT ORGANISATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

5 Tangible fixed assets

	Fixtures and fittings £	Motor vehicles £	Office Equipment £	Total £
Cost				
At 1 April 2024	19,745	16,004	19,186	54,935
Disposals	-	-	(1,875)	(1,875)
At 31 March 2025	19,745	16,004	17,311	53,060
Depreciation and impairment				
At 1 April 2024	18,512	11,011	17,914	47,437
Depreciation charged in the year	1,057	1,248	671	2,976
Eliminated in respect of disposals	-	-	(1,875)	(1,875)
At 31 March 2025	19,569	12,259	16,710	48,538
Carrying amount				
At 31 March 2025	176	3,745	601	4,522
At 31 March 2024	1,233	4,993	1,272	7,498

6 Debtors

	2025 £	2024 £
Amounts falling due within one year:		
Other debtors	-	16,208
Prepayments and accrued income	10,976	12,772
	10,976	28,980

7 Creditors: amounts falling due within one year

	2025 £	2024 £
Trade creditors	129,385	89,535
Corporation tax	6,477	2,376
Other taxation and social security	20,696	-
Accruals and deferred income	53,592	39,394
	210,150	131,305

8 Retirement benefit schemes

	2025 £	2024 £
Defined contribution schemes		
Charge to profit or loss in respect of defined contribution schemes	61,012	68,928

DOVECOTES TENANT MANAGEMENT ORGANISATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

8 Retirement benefit schemes

(Continued)

Defined benefit schemes

WMPF is a multi-employer defined benefit scheme and is administered by Wolverhampton City Council under the regulations governing the Local Government Pension Scheme (LGPS). The charge to the income and expenditure account for the period under FRS 102 represents the employer's contributions payable.

The figures as at 31 March 2025 are based on a report produced by the scheme's actuaries Hymans Robertson LLP, projecting forward the 31 March 2022 FRS 102 figures which were based on a projection of the results of the latest actuarial valuation as at 31 March 2022, based on cashflows (e.g. contribution income, pension payments etc) and the Fund's return for the year to 31 March 2025. Contributions and implied payroll over the year are based on information from the Fund's administrator.

In line with the calculations undertaken to determine the employer contribution rates, an allowance was made for the notional transfer of assets to be equal to the liabilities as at the admission date, taking into account market yields at that time and using a basis of calculation similar to the 2022 valuation of the WMPF. The liabilities were then adjusted in line with FRS 102 basis.

	2025	2024
	%	%
<i>Key assumptions</i>		
Discount rate	5.80	4.85
Expected rate of increase of pensions in payment	2.75	2.75
Expected rate of salary increases	3.75	3.75
	=====	=====
<i>Mortality assumptions</i>	2025	2024
Assumed life expectations on retirement at age 65:	Years	Years
Retiring today		
- Males	20.5	20.5
- Females	24.9	25.0
	=====	=====
Retiring in 20 years		
- Males	21.3	21.4
- Females	25	25.0
	=====	=====

DOVECOTES TENANT MANAGEMENT ORGANISATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

8 Retirement benefit schemes

(Continued)

As at the date of the most recent valuation, the duration of the Employer's funded obligations is 23 years.

Demographic assumptions

Life expectancy is based on the Fund's VitaCurves with improvements in line with the CMI 2023 model, with a 15% weighting of 2023 (and 2022) data, standard smoothing (Sk7), initial adjustment of 0.25% and a long term rate of improvement of 1.5% p.a. for both males and females.

Life expectancies for the prior period end are based on the Fund's VitaCures with improvements in line with the CMI 2022 model, with a 25% weighting of 2022, a 0% weighting of 2021 (and 2020) data, standard smoothing (Sk7), initial adjustment of 0.25% and a long term rate of improvement of 1.5% p.a. for both males and females.

A commutation allowance is included for future retirements to elect to take 50% of the maximum additional tax-free cash up to HMRC limits.

All other demographic assumptions are as per the latest funding valuation of the Employer.

<i>Amounts recognised in the profit and loss account</i>	2025	2024
<i>Costs/(income):</i>	£	£
Current service cost	59,000	69,000
Net interest on net defined benefit liability/(asset)	80,000	76,000
	<hr/>	<hr/>
Total costs	139,000	145,000
	<hr/>	<hr/>

<i>Amounts recognised in other comprehensive income</i>	2025	2024
<i>Costs/(income):</i>	£	£
Actuarial changes related to obligations	(330,000)	(132,000)
	<hr/>	<hr/>

The amounts included in the balance sheet arising from the company's obligations in respect of defined benefit plans are as follows:

	2025	2024
<i>Liabilities/(assets):</i>	£	£
Present value of defined benefit obligations	1,427,630	1,631,630
Fair value of plan assets	(2,186,000)	(2,106,000)
	<hr/>	<hr/>
Surplus in scheme	(758,370)	(474,370)
	<hr/>	<hr/>

DOVECOTES TENANT MANAGEMENT ORGANISATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

8 Retirement benefit schemes

(Continued)

	2025 £
<i>Movements in the present value of defined benefit obligations</i>	
Liabilities at 1 April 2024	1,631,630
Current service cost	59,000
Benefits paid	(20,000)
Actuarial gains and losses	(330,000)
Interest cost	80,000
Other	7,000
	<u>1,427,630</u>
At 31 March 2025	<u>1,427,630</u>

The defined benefit obligations arise from plans which are wholly or partly funded.

	2025 £
<i>Movements in the fair value of plan assets</i>	
Fair value of assets at 1 April 2024	2,106,000
Plan introductions, changes, curtailments and settlements	(96,000)
Benefits paid	(20,000)
Other	196,000
	<u>2,186,000</u>
At 31 March 2025	<u>2,186,000</u>

	2025 £	2024 £
<i>Fair value of plan assets</i>		
Property	153,000	126,000
Equities	1,071,000	1,285,000
Other bonds	809,000	590,000
Cash	153,000	105,000
	<u>2,186,000</u>	<u>2,106,000</u>

9 Members' liability

The company is limited by guarantee, not having a share capital and consequently the liability of members is limited, subject to an undertaking by each member to contribute to the net assets or liabilities of the company on winding up such amounts as may be required not exceeding £1.

10 Reserves

Surplus Fund

Relates to surpluses made since the organisation became independent.

DOVECOTES TENANT MANAGEMENT ORGANISATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

10 Reserves

(Continued)

Reserve Fund

The TMO set up a reserve fund to meet the following potential liabilities:

- Anticipated costs in future years resulting from under spending on repairs and services
- Known commitments to future work
- A contingency against costs arising from unforeseen circumstances

Contingency Fund

Relates to 10% of annual surplus which can be used when the organisation cannot fulfil its responsibilities from allowances received in the year

Pension Fund Deficiency

Relates to the potential defined benefit pension asset or liability to be kept separate from the main funds as an asset, and deducted from total reserves if in deficit.

11 Operating lease commitments

As lessee

At the reporting end date the company had outstanding commitments for future minimum lease payments under non-cancellable operating leases, as follows:

	2025 £	2024 £
Total commitments	-	45

The company was still in negotiations with Wolverhampton City Council regarding the lease of the offices as at the date of the signing of these financial statements, hence there is no operating lease commitment at the year end date.

12 Cash generated from/(absorbed by) operations

	2025 £	2024 £
Surplus/(deficit) after taxation	121,401	(56,592)
Adjustments for:		
Taxation charged	6,477	2,376
Finance costs	10	3
Investment income	(138,090)	(101,503)
Gain on disposal of tangible fixed assets	(283)	-
Depreciation and impairment of tangible fixed assets	2,976	4,998
Pension scheme non-cash movement	67,000	69,000
Movements in working capital:		
Decrease in stocks	999	541
Decrease/(increase) in debtors	18,004	(16,255)
Increase/(decrease) in creditors	74,742	(112,405)
Cash generated from/(absorbed by) operations	153,236	(209,837)

DOVECOTES TENANT MANAGEMENT ORGANISATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

13 Analysis of changes in net funds

	1 April 2024	Cash flows	31 March 2025
	£	£	£
Cash at bank and in hand	1,602,788	185,225	1,788,013

DOVECOTES TENANT MANAGEMENT ORGANISATION LIMITED

DETAILED INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31 MARCH 2025

	2025		2024	
	£	£	£	£
Income				
Allowances received		1,280,000		1,217,000
Other income		1,096		3,975
Government grants		45,000		25,000
		<hr/>		<hr/>
		1,326,096		1,245,975
Direct costs		(713,883)		(796,808)
		<hr/>		<hr/>
Gross surplus		612,213		449,167
Administrative expenses		(622,415)		(604,883)
		<hr/>		<hr/>
Operating deficit		(10,202)		(155,716)
Interest receivable and similar income				
Bank interest received	34,090		12,503	
Net interest on defined benefit asset	104,000		89,000	
	<hr/>		<hr/>	
		138,090		101,503
Interest payable and similar expenses				
Interest on overdue taxation - not financial liabilities		(10)		(3)
		<hr/>		<hr/>
Surplus/(deficit) before taxation		127,878		(54,216)
		<hr/>		<hr/>

DOVECOTES TENANT MANAGEMENT ORGANISATION LIMITED

SCHEDULES TO THE INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2025

	2025 £	2024 £
Cost of sales		
Property repairs and maintenance	610,150	667,144
Heat detectors and smoke alarms	391	1,602
Fencing programme	26,868	48,976
Security lights	435	400
OAP redecorations and materials	24,824	39,774
Trees programme	1,980	9,650
Ground Work	1,593	1,960
Grant expenses	45,000	25,000
Fly tipping	1,643	1,760
Stock movement	999	542
	<u>713,883</u>	<u>796,808</u>
Administrative expenses		
Administration salaries	310,936	304,920
Social security costs	32,135	31,564
Training	3,894	5,158
Staff pension costs defined contribution	61,012	68,928
Other staff costs	3,307	3,843
Insurance	16,534	17,900
Repairs and renewals	20,152	32,041
Digital and IT SLA costs	18,192	-
Motor and travel	2,421	3,285
Board costs and community events	16,012	16,398
Interest	80,000	76,000
Hardship fund	22,346	9,377
Legal and professional fees	7,898	8,612
Audit fees	6,500	5,750
Bank charges	396	394
Printing and stationery	3,434	2,904
Telecommunications	3,045	4,509
Sundry expenses	11,510	8,301
Depreciation	2,974	4,999
Profit or loss on sale of tangible assets (non exceptional)	(283)	-
	<u>622,415</u>	<u>604,883</u>