Company registration number: 14470821
Charity registration number: 1206911

TARN MOOR ESTATE LIMITED
TRUSTEES' REPORT AND
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2026

Tarn Moor Estate Limited
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Tarn Moor Estate Limited
Reference and Administrative Details
For The Year Ended 31 March 2026

Trustees	A G Barrett - Chairman R G Heseltine K A McIntyre J C Markham R Mahmood C W Burton M Tweed-Rycroft (appointed 20/04/2026)
Company Secretaries	N Lyon (resigned 26/06/2026) A Wakes (appointed 29/06/2026)
Charity Number	1206911
Company Number	14470821
Registered Office	Building Society Chambers Wesley Street Otley West Yorkshire LS21 1AZ
Independent Examiner	L P Nelson FCCA Nuvo Accountancy Limited (Brays, Otley) Chartered Certified Accountants Building Society Chambers Wesley Street Otley LS21 1AZ
Solicitors	AWB Charlesworth Solicitors Limited 21-23 Otley Road Skipton BD23 1DY

Tarn Moor Estate Limited
Company No. 14470821
Trustees' Report For The Year Ended 31 March 2026

The trustees present their report and the financial statements for the year ended 31 March 2026.

Objectives and Activities

Aims and Objectives

The Charity's objects are for the public benefit of the inhabitants of the civic parish of Skipton, North Yorkshire to further such charitable purposes as the trustees see fit from time to time.

Public Benefit

During the year grants were made to various organisations within the Skipton area which provide a public benefit to their users. The grants are detailed under main achievements.

The trustees confirm that they have complied with the requirements of Section 17 of the Charities Act 2011 to have due regard to the Charity Commission’s guidance on public benefit.

Achievements and Performance

Main Achievements

In October 2025 the Tarn Moor Estate Trust via which the charity's activities had previously been conducted, was formally wound-up and the remaining assets (principally the property assets) amounting to £2.66m were transferred to the Company. This completed the re-organisation of the charity which is intended to improve both governance and administrative efficiency. The registered Charity number of the Tarn Moor Estate Charitable Trust was 1078472 and the Charity number of Tarn Moor Estate Ltd (a company limited by guarantee) is 1206911. The accounts include the aggregated results of both entities under the merger provisions; further details are given in note 23.
During the year, grants were made to Skipton Church Institute Cricket Club, Skipton Scout Group, Craven Gymnastics and Purple Patch Arts. The Company also offered to provide a loan to Sandylands Sports Centre, to fund an extension to the building, which would significantly increase community sports participation. The loan was advanced following the year end. The grants awarded to charities provide significant benefit to Skipton residents and the Charity continues to offer support to a range of beneficiaries.

Financial Review

Financial Position

In the opinion of the Trustees, the Company's financial position at the year end was a sound one with a spread of income generating investments that will enable the continuation of the making of grants to help the people of Skipton.

Reserves Policy

The Trustees aim on an annual basis to maintain the value of the company's accumulated fund in real terms with the objective that the long-term stability of the charity is assured.

Going Concern

After making appropriate enquiries, the Trustees have a reasonable expectation that the Company has adequate resources to continue in operational existence for the foreseeable future. For this reason, they continue to adopt the going concern basis in preparing the Financial Statements. Further details regarding the adoption of the going concern basis can be found in the accounting policies.

Financial risk management

The Trustees have assessed the major risks to which the Company is exposed, in particular those related to the operations and finances of the Company, and are satisfied that systems and procedures are in place to mitigate exposure to the major risks.

Structure, Governance and Management

Governing Document

Tarn Moor Estate Limited is registered as a charitable company limited by guarantee and was set up by a Memorandum And Articles of Association.

Trustee Selection Methods

The management of the Company is the responsibility of the Trustees who are elected and co-opted under the terms of the Memorandum and Articles of Association.

Members' Liability

The Members of the Company guarantee to contribute an amount not exceeding £1 to the assets of the Company in the event of winding up.

Statement of Trustees' Responsibilities

The trustees (who are also the directors of Tarn Moor Estate Limited for the purposes of company law) are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

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

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity SORP;
- make judgments 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 trustees are responsible for keeping adequate accounting records which disclose with reasonable accuracy at anytime the financial position of the charitable company and to enable them to ensure that the accounts 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.

Small Company Rules

This report has been prepared in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006.

The trustees' report was approved by the board of trustees and signed on its behalf by:

A G Barrett

Trustee
29 October 2026

Tarn Moor Estate Limited
Independent Examiner's Report to the Trustees of Tarn Moor Estate Limited
For The Year Ended 31 March 2026

I report to the charity trustees on my examination of the accounts of the Company for the year ended 31 March 2026.

Responsibilities and Basis of Report

As the charity trustees of the Company (and also its directors for the purposes of company law), you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ("the 2006 Act").

Having satisfied myself that the accounts of the Company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your charity's accounts as carried out under section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5) (b) of the 2011 Act.

Independent Examiner's Statement

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

1. accounting records were not kept in respect of the Company as required by section 386 of the 2006 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements of section 396 of the 2006 Act other than any requirement that the accounts give a 'true and fair view' which is not a matter considered as part of an independent examination; or
4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

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

L P Nelson FCCA

29 October 2026
Nuvo Accountancy Limited
Chartered Certified Accountants
Building Society Chambers
Wesley Street
Otley
LS21 1AZ

Tarn Moor Estate Limited
Statement of Financial Activities (including Income and Expenditure Account)
For The Year Ended 31 March 2026

	Notes	2026 Unrestricted funds £	2025 Unrestricted funds £
INCOME AND ENDOWMENTS FROM:			
Investments	**4**	152,132	161,097
EXPENDITURE ON:			
Charitable activities:	**5**		
Investment property expenses		(25,511)	(79,059)
General administration		(15,415)	(17,776)
Governance		(15,435)	(13,181)
Grants & donations		(12,058)	(30,500)
		(68,419)	(140,516)
NET INCOME BEFORE INVESTMENT GAINS		83,713	20,581
Net losses on investments		-	(7,517)
NET INCOME		83,713	13,064
NET MOVEMENT IN FUNDS		83,713	13,064
RECONCILIATION OF FUNDS:			
Total funds brought forward		5,802,559	5,789,495
TOTAL FUNDS CARRIED FORWARD	**18**	5,886,272	5,802,559

The notes on pages 7 to 14 form part of these financial statements.

Tarn Moor Estate Limited
Balance Sheet
As At 31 March 2026

	Notes	2026 Unrestricted funds £	2025 Total funds £
FIXED ASSETS			
Investment Properties	**12**	2,660,000	2,660,000
Investments	**13**	1,000,000	-
		3,660,000	2,660,000
CURRENT ASSETS			
Debtors	**14**	48,686	11,303
Cash at bank and in hand		2,209,365	3,156,054
		2,258,051	3,167,357
Creditors: Amounts Falling Due Within One Year	**15**	(31,779)	(24,798)
NET CURRENT ASSETS (LIABILITIES)		2,226,272	3,142,559
TOTAL ASSETS LESS CURRENT LIABILITIES		5,886,272	5,802,559
NET ASSETS		5,886,272	5,802,559
FUNDS OF THE CHARITY			
Unrestricted Funds:			
Unrestricted Funds		3,999,272	3,915,559
Fair Value Reserve		1,887,000	1,887,000
		5,886,272	5,802,559
TOTAL FUNDS	**18**	5,886,272	5,802,559

For the year ending 31 March 2026 the charitable company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.

The trustees acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

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

On behalf of the board

A G Barrett

Trustee
29 October 2026

The notes on pages 7 to 14 form part of these financial statements.

1. General Information

Tarn Moor Estate Limited is a company limited by guarantee, incorporated in England & Wales, registered number 14470821 and registered charity number 1206911. The registered office is Building Society Chambers, Wesley Street, Otley, West Yorkshire, LS21 1AZ.

2. Statement of Compliance

The financial statements have been prepared in accordance with the Charities SORP (FRS 102) "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)", Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Companies Act 2006.

3. Accounting Policies

3.1. Basis of Preparation of Financial Statements

The assets and liabilities are initially recognised at historical cost or transaction value except for the revaluation of investments or as unless otherwise stated in the relevent accounting policy notes.

The charitable company is a Public Benefit Entity as defined by FRS 102.

3.2. Going Concern Disclosure

The trustees have not identified any material uncertainties related to events or conditions that may cast significant doubt about the charitable company's ability to continue as a going concern.

3.3. Fund Accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

3.4. Incoming Resources

All income is recognised once the Company has entitlement to the income, it is probable that the income will be received and the amount of income can be measured reliably.

3.5. Resources Expended

Expenditure is recognised once there is a legal or constructive obligation to transfer the economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably.
Expenditure on charitable activities is incurred on directly undertaking the activities which further the Company's objectives, as well as any associated support costs.
Grants payable are charged in the year when the offer is made except in those cases where the offer is conditional, such grants being recognised as expenditure when the conditions attaching are fulfilled. Grants offered subject to conditions which have not been met at the year end are noted as a commitment, but not accrued as expenditure.

3.6. Investment Properties

All investment properties are carried at fair value determined annually and derived from the current market rents and investment property yields for comparable real estate, adjusted if necessary for any difference in the nature, location or condition of the specific asset. No depreciation is provided for. Changes in fair value are recognised in the statement of financial activities.

3.7. Investments

Investments are a form of basic financial instrument and are initially recognised at their transaction value and subsequently measured at their fair value as at the balance sheet date using the closing quoted market price.

3.8. Cash and Cash Equivalents

Cash and cash equivalents are basic financial assets and include cash in hand and deposits held at call with banks, other short-term highly liquid investments that mature in no more than three months from the date of acquisition and are readily convertible to a known amount of cash with insignificant risk of change in value, and bank overdrafts.

3.9. Taxation

The charity is exempt from tax as all its income is charitable and applied for charitable purposes.

3.10. **Pensions**

The charitable company operates a defined pension contribution scheme. Contributions are charged to the Statement of Financial Activities as they become payable in accordance with the rules of the scheme.

3.11. **Merger of Charities**

The merger method of accounting has been used and the accounts include the aggregated results for both the Tarn Moor Estate Trust and Tarn Moor Estate Ltd in the SoFA and Balance Sheet.

4. **Investment Income**

	2026 Unrestricted funds	2025 Unrestricted funds
	£	£
Bank interest receivable	55,550	63,681
Rental income from investment property	96,582	97,416
	152,132	161,097

5. **Analysis of Expenditure**

	Activities undertaken directly (see note 6)	Grant funding of activities (see note 7)	Support costs (see note 8)	2026 Total
	£	£	£	£
Investment property expenses	25,511	-	-	25,511
General administration	-	-	15,415	15,415
Governance	-	-	15,435	15,435
Grants & donations	-	12,058	-	12,058
	25,511	12,058	30,850	68,419

	Activities undertaken directly (see note 6)	Grant funding of activities (see note 7)	Support costs (see note 8)	2025 Total
	£	£	£	£
Investment property expenses	79,059	-	-	79,059
General administration	-	-	17,776	17,776
Governance	-	-	13,181	13,181
Grants & donations	-	30,500	-	30,500
	79,059	30,500	30,957	140,516

6. **Direct Costs**

	2026	2025
	Investment property expenses	**Investment property expenses**
	£	**£**
Investment management costs:		
Investment property expenses	25,511	79,059

7. **Grants Payable**

	2026	2025
	Grants to Institutions	**Grants to Institutions**
	£	**£**
Grants & donations	12,058	30,500

Grants paid to institutions, included above, are as follows:

	2026	2025
	£	**£**
Skipton Town AFC	-	3,000
Skipton Community Sports Hub	-	25,000
Purple Patch Arts	4,188	2,500
Skipton Church Institute Cricket Club	2,000	-
Craven Gymnastics Club	5,370	-
Skipton Scout Group	500	-
	12,058	30,500

8. **Support Costs**

			2026
	General administration	**Governance**	**Total**
	£	**£**	**£**
Employee costs	10,976	-	10,976
General administration	4,439	-	4,439
Governance costs	-	15,435	15,435
	15,415	15,435	30,850

			2025
	General administration	Governance	Total
	£	£	£
Employee costs	10,659	-	10,659
General administration	7,117	-	7,117
Governance costs	-	13,181	13,181
	17,776	13,181	30,957

9. **Independent Examiner's Remuneration**

	2026	2025
	£	£
Independent examination of the financial statements	3,000	-

10. **Staff Costs**

Staff costs were as follows:

	2026	2025
	£	£
Wages and salaries	10,656	10,552
Other pension costs	320	107
	10,976	10,659

No employees received employee benefits (excluding employer pension costs) for the reporting period of more than £60,000.

11. **Average Number of Employees**

Average number of employees during the year was: 1 (2025: 1)

12. **Investment Property**

	2026
	£
Fair Value	
As at 1 April 2025 and 31 March 2026	2,660,000

The properties include commercial properties at Coach Street, Skipton together with farm and other land at Skipton. The properties were last valued in September 2024 for the purposes of their transfer from the Tarn Moor Estate Trust to Tarn Moor Estate Limited. The Trustees are satisfied that the current market value is not materially different from the value included in the financial statements.

13. **Investments**

	Other
	£
Cost	
As at 1 April 2025	-
Additions	1,000,000
As at 31 March 2026	1,000,000
Provision	
As at 1 April 2025	-
As at 31 March 2026	-
Net Book Value	
As at 31 March 2026	1,000,000
As at 1 April 2025	-

The quoted investments were purchased just before the year end and are shown at their cost price. The trustees are satisfied that the market value at the year end was not materially different from the value included in the financial statements.

14. **Debtors**

	2026	2025
	£	£
Due within one year		
Trade debtors	13,834	10,717
Other debtors	34,852	586
	48,686	11,303

15. **Creditors: Amounts Falling Due Within One Year**

	2026	2025
	£	£
Trade creditors	9,377	1,101
Other creditors	2,522	2,583
Taxation and social security	4,033	1,196
Accruals and deferred income	15,847	19,918
	31,779	24,798

16. **Financial Instruments**

The charitable company has the following financial instruments:

	2026	2025
	£	£
Equities	207,546	-
Fixed interest securities	32,147	-
Alternative securites	40,258	-
Investment property	2,660,000	-
Cash held as part of investment portfolio	720,049	-
Cash in hand	2,209,365	3,126,469
	5,869,365	3,126,469

	2026	2025
	£	£
Financial assets		
Financial assets measured at fair value through income and expenditure	5,869,365	3,126,469
Financial liabilities		

The equities, fixed interest securities, alternative securities and cash held as part of an investment portfolio are valued at their total initial cost of £1,000,000 as they were acquired immediately prior to the year end. No income had arisen by the year end.
All income associated with the other investment assets is disclosed in note 4 to the financial statements. Investment property expenses in the year were £19,302.
The financial instruments represent a highly material balance for the charity, however this is concentrated in lower risk assets such as cash instruments and listed securities. The charity's investment property represents less than half the overall portfolio and, despite exposure to property market movements, provides significant cash income for the charity. The charity has not taken on any debt to finance the purchase of financial instruments or investments. The trustees believe that the risks associated with its financial instruments are adequately mitigated.

17. **Pension Commitments**

The charitable company operates a defined contribution pension scheme. The assets of the scheme are held separately from those of the charitable company in an independently administered fund.

During the year the charge to the statement of financial activities in respect of defined contribution schemes was £320 (2025: £107).

At the balance sheet date contributions of £NIL were due to the fund and are included in creditors.

18. **Movement in Funds**

	As at 1 April 2025	Income	Expenditure	Transfers	As at 31 March 2026
	£	£	£	£	£
Unrestricted funds					
General:					
General unrestricted fund	3,120,134	110,968	(59,003)	827,173	3,999,272
Tarn Moor Estate - Trustees	795,425	41,164	(9,416)	(827,173)	-
Tarn Moor Estate - Trustees Fair Value	1,887,000	-	-	(1,887,000)	-
Fair value fund	-	-	-	1,887,000	1,887,000
Total unrestricted funds	5,802,559	152,132	(68,419)	-	5,886,272
Total funds	5,802,559	152,132	(68,419)	-	5,886,272

	As at 1 April 2024	Income	Expenditure	Transfers	As at 31 March 2025
	£	£	£	£	£
Unrestricted funds					
General:					
General unrestricted fund	4	25,304	(11,185)	3,106,011	3,120,134
Tarn Moor Estate - Trustees	3,062,491	135,793	(136,848)	(2,266,011)	795,425
Tarn Moor Estate - Trustees Fair Value	2,727,000	-	-	(840,000)	1,887,000
Total unrestricted funds	5,789,495	161,097	(148,033)	-	5,802,559
Total funds	5,789,495	161,097	(148,033)	-	5,802,559

The transfers represent the movements of funds previously in the Charitable Trust to the Limited Company apart from the transfer of £840,000 in the comparatives, which represents the fair value of a property sold.

19. **Transactions with Trustees**

None of the trustees received any remuneration or any other benefits from an employment with the charity or a related entity during the current or previous year.

During the year the expenses reimbursed to the trustees or paid directly to third parties were as follows:

	2026	2025
	£	£
Travel	12	-

20. **Related Party Disclosures**

During the year the trustees transferred assets of £2,714,173 (2025 £3,106,011) from the Trust to the Limited Company. There were no other related party transactions that require disclosure.

21. **Company limited by guarantee**

The company is limited by guarantee and has no share capital.

Every member of the company undertakes to contribute to the assets of the company, in the event of a winding up, such an amount as may be required not exceeding £1.

22. **Accounting for the merger**

Analysis of principal SoFA components for the accounting period ending 31 March 2026

	Tarn Moor Estate Trustees (pre merger)	Tarn Moor Estate Ltd (pre merger)	Tarn Moor Estate Ltd (post merger)	Combined total
	£	£	£	£
Total income	41,164	29,792	81,176	152,132
Total expenditure	9,416	19,051	39,952	68,419
Net income/(expenditure)	31,748	10,741	41,224	83,713
Other gains/(losses)	-	-	-	-
Net movement in funds	31,748	10,741	41,224	83,713

Analysis of principal SoFA components for the accounting period ending 31 March 2025

	Tarn Moor Estate Trustees	Tarn Moor Estate Ltd	Combined total
	£	£	£
Total income	135,793	25,304	161,097
Total expenditure	131,637	8,879	140,516
Net income/(expenditure)	4,156	16,425	20,581
Other gains/(losses)	(7,517)	-	(7,517)
Net movement in funds	(3,361)	16,425	13,064

...CONTINUED

Analysis of net assets at the date of the merger completion

	Tarn Moor Estate Trustees	Tarn Moor Estate Ltd	Combined total
	£	£	£
Net assets	2,714,173	3,130,875	5,845,048
Represented by:			
Unrestricted funds	2,714,173	3,130,875	5,845,048

Prior to the merger completion, assets of £3,106,011 had been transferred from the unincorporated Tarn Moor Estate Charity to Tarn Moor Estate Ltd.
The following adjustments were made to the accounts of the Charitable Trust in order to align the accounting policies:-
1. The accounts were restated on an accruals basis (previously prepared on a receipts and payments basis).
2. The land and buildings were recognised in the accounts of the Charitable Trust at their fair value. As a property was sold by the Trust in 2025, there has been a reduction in the initial fair value figure of £840,000 and a deficit of £7,517 on the sale of the property is recognised in the SoFA in the comparative figures.

Tarn Moor Estate Limited
Detailed Statement of Financial Activities (including Income and Expenditure Account)
For The Year Ended 31 March 2026

	2026 Total funds £	2025 Total funds £
INCOME AND ENDOWMENTS FROM:		
Investments		
Rental income from investment property	96,582	97,416
Bank interest receivable	55,550	63,681
	152,132	161,097
	152,132	161,097
EXPENDITURE ON:		
Charitable Activities:		
Investment property expenses		
Investment property expenses	(25,511)	(79,059)
	(25,511)	(79,059)
General administration		
Wages and salaries	(10,656)	(10,552)
Employers pensions - defined contributions scheme	(320)	(107)
Computer software, consumables and maintenance	(395)	(2,003)
Insurance	(754)	(290)
Printing, postage and stationery	(109)	(106)
Legal fees	(2,619)	(3,959)
Subscriptions	(245)	(304)
Bank charges	(85)	(97)
Sundry expenses	(232)	(358)
	(15,415)	(17,776)
Governance		
AGM / board meetings expenses	(320)	(150)
Independent examiner's fees	(3,000)	-
Accountancy fees	(4,135)	(8,079)
Legal fees	(7,980)	(4,952)
	(15,435)	(13,181)
Grants & donations		
Grants to institutions	(12,058)	(30,500)
	(12,058)	(30,500)
	(68,419)	(140,516)
NET INCOME BEFORE INVESTMENT GAINS	83,713	20,581
Net losses on investments		
Deficit on disposal of investment property	-	(7,517)
	-	(7,517)
NET INCOME	83,713	13,064