

**GOODLY DALE COTTAGE HOMES**

**FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED**

**6th FEBRUARY 2025**

**GOODLY DALE COTTAGE HOMES**

**Financial Statements for the Year Ended 6th February 2025**

**Contents**

- 1a. & b. Trustees Report
- 2. Independent Examiners Report
- 3. Statement of Financial Activities
- 4. Balance Sheet
- 5a. to e. Notes to the Financial Statements

## GOODLY DALE COTTAGE HOMES

1a.

### Trustees Annual Report for the Year Ended 6th February 2025

#### Constitution

1. The Charity known as Goodly Dale Cottage Homes (regulated by a conveyance dated 6th February 1931).
2. The Charity known as Goodly Dale Cottage Homes Endowment Fund (regulated by Trust Deed dated 6th February 1931).
3. The Charity of Thomas William Pattinson for Goodly Dale Cottage Homes founded by Will proved on 18th April 1939.

The above mentioned Charities are regulated by a scheme of the Charities Commissioners sealed on 14th October 1970 and a scheme sealed on 24th June 1999.

The purpose of the Goodly Dale Cottage Homes is " to provide accomodation for poor persons of good character each of whom shall not be less than 60 years of age (or 50 if disabled), and shall have been born or lived for 10 of the last 30 years in Windermere and Ambleside Urban Districts, Undermillbeck, Troutbeck and Applethwaite . If the Trustees cannot find suitable beneficiaries born in Windermere, Ambleside, Undermillbeck, Troutbeck and Applethwaite then beneficiaries can be suitable persons born in Langdale, Grasmere, Rydal, Skelwith, Hugill, Kentmere, Over Stavely, Nether Stavely or Crook."

There are 20 homes, a Scheme Manager's house and communal room and guest bedroom.

#### Administrative Details

<b>Charity Number :</b>	247105
<b>Address of Homes run by Charity:</b>	Goodly Dale, Windermere.
<b>Clerk to the Trustees &amp; Scheme Manager:</b>	Mrs R Lidiard-Burr 14 Goodly Dale Windermere LA23 2JB
<b>Independent Examiner</b>	Mrs J V Beckett FCCA Taylor, Robertson & Willett Ltd, 95 King Street Lancaster LA1 1RH

Trustees Annual Report for the Year Ended 6th February 2025

Trustees

Trustees who served during the year :

Mr W. Smith  
Mrs E. Lidiard  
Mr R. Pow  
Mr J.B. Parker  
Mr W. Clark - resigned during the year  
Mrs T. Pattinson  
Mr C. Pattinson

**Appointment**

The body of the Trustees shall consist when complete of seven competent persons nominated from within the local community and approved as suitable by existing trustees.

**Remuneration & Expenses**

Mr R Pow was reimbursed £222 for expenses during the year.

**Reserves Policy**

Reserves are held to meet future exceptional property repair costs and to supplement the annual income.

Our policy is to hold our investment in exempt unit trusts. The majority of the equity funds are held in M&G Charifund income units and Black Rock Charishare, and the fixed interest funds in Black Rock Charinco. Their performance is kept under review and is regarded as satisfactory.

**Risks**

The trustees have reviewed the major risks to which the trust has been and is exposed and established systems to mitigate those risks.

**Public Benefit**

The trustees have considered the guidance published by the Charity Commission in relation to public benefit and confirm that they adhere to this guidance.

The trustees believe that the charity's objectives and activities ensure that it assists beneficiaries within the Windermere area.

Signed

  
..... Trustee

23/09/2025  
..... Date

## GOODLY DALE COTTAGE HOMES

2.

### Independent Examiners' Report to the trustees of Goodly Dale Cottage Homes

I report to the trustees on my examination of the accounts of the charity for the year ended 6th February 2025 which are set out on pages 3 to 5.

### Responsibilities and Basis of Report

As the trustees of the charity you are responsible for the preparation of accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the charity accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed the all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

### Independent Examiners' Statement

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

1. accounting records were not kept in respect of the charity as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 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.

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.



Jennifer Victoria Beckett FCCA  
Taylor Robertson & Willett Ltd  
95 King Street  
Lancaster  
LA1 1RH

Date 23 - 9. 25

Statement of Financial Activities for the year ended 6th February 2025

	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	Total 2025 £	Total 2024 £
<b>Incoming Resources</b>					
Income from Residents	95,153	-	-	<b>95,153</b>	89,633
Guest Room	490	-	-	<b>490</b>	440
Fundraising	-	129	-	<b>129</b>	89
Investment Income	5,784	-	-	<b>5,784</b>	5,575
Interest received	880	-	-	<b>880</b>	127
Total Incoming Resources	<u>102,306</u>	<u>129</u>	<u>-</u>	<u>102,435</u>	<u>95,864</u>
<b>Resources Expended</b>					
Direct Charitable Expenditure	64,925	-	-	<b>64,925</b>	55,914
Management & Administration	29,635	356	-	<b>29,991</b>	29,599
Total Resources Expended	<u>94,560</u>	<u>356</u>	<u>-</u>	<u>94,916</u>	<u>85,513</u>
<b>Net Incoming/(Outgoing) Resources before Transfers</b>	<u>7,746</u>	<u>(227)</u>	<u>-</u>	<u>7,519</u>	<u>10,351</u>
Transfers Between Funds			-	-	-
<b>Net Incoming/(Outgoing) Resources for the Year</b>	<u>7,746</u>	<u>(227)</u>	<u>-</u>	<u>7,519</u>	<u>10,351</u>
<b>Other Recognised Gains &amp; Losses</b>					
Unrealised Gains/(Losses) on Investments	9,733	12,599	2,009	<b>24,341</b>	(8,633)
<b>Net Movement in Funds</b>	<u>17,479</u>	<u>12,372</u>	<u>2,009</u>	<u>31,860</u>	<u>1,718</u>
<b>Fund Balances B/Fwd</b>	413,024	80,240	22,576	<b>515,840</b>	514,122
<b>Fund Balances C/Fwd</b>	<u>430,503</u>	<u>92,612</u>	<u>24,585</u>	<u>547,700</u>	<u>515,840</u>


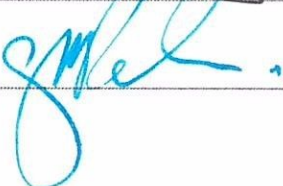
Balance Sheet as at 6th February 2025

	Notes	Unrestricted £	2025 Restricted £	Endowment £	Total 2025 £	Total 2024 £
<b>Fixed Assets</b>						
Tangible Assets	2	282,406			<b>282,406</b>	282,008
Investments	3	104,986	92,339	24,585	<b>221,910</b>	197,569
		<u>387,392</u>	<u>92,339</u>	<u>24,585</u>	<b>504,316</b>	479,577
<b>Current Assets</b>						
Debtors	4	1,996			<b>1,997</b>	2,693
Cash at Bank & In Hand	5	45,060	320		<b>45,380</b>	37,361
		<u>47,056</u>	<u>320</u>	<u>-</u>	<b>47,377</b>	40,054
<b>Creditors</b> -Amounts falling due within one year	6	<u>(3,993)</u>	<u>-</u>	<u>-</u>	<b>(3,993)</b>	(3,791)
<b>Net Current Assets</b>		<u>43,063</u>	<u>320</u>	<u>-</u>	<b>43,384</b>	36,263
<b>Total Assets less Current Liabilities</b>		<u>430,455</u>	<u>92,659</u>	<u>24,585</u>	<b>547,700</b>	515,840
<b>Funds of the Charity</b>						
Fund balances B/fwd		412,977	80,287	22,576	<b>515,840</b>	514,122
Net movement in the year		17,479	12,372	2,009	<b>31,860</b>	1,718
Fund balances C/fwd		<u>430,455</u>	<u>92,659</u>	<u>24,585</u>	<b>547,700</b>	515,840

The notes on pages 6a to c form part of these accounts.

Approved by the Trustees on

23rd September 2025

  
 \_\_\_\_\_ Trustee  
  
 \_\_\_\_\_ Trustee

**Notes to the Financial Statements for the year ended 6th February 2025**

**1. Accounting Policies**

The financial statements have been prepared in accordance with applicable accounting standards, SORP 2015, and the Charities Act 2011.

**a) Accounting Convention**

The financial statements are prepared under the Historical Cost Convention as modified to include the revaluation of investments.

**b) Income**

Income represents payments collected from residents of Goodly Dale Cottages and Investment Income receivable.

**c) Investments**

Investments in Unit Trusts are included on the Balance Sheet at their market value at the year end. The difference between their market value and their original cost are transferred to the accumulated funds as a reserve movement.

**d) Depreciation**

Depreciation is calculated to write off the cost of assets over their estimated useful life. Plant and Machinery are depreciated at a rate of 15% on a reducing balance basis. No depreciation is charged on freehold land. Freehold buildings are depreciated to write off the cost less estimated residual value over their remaining useful lives by equal instalments. Where buildings are maintained to such a standard that their estimated residual value is not less than their cost, no depreciation is charged.

**e) Cash Flow Statement**

The Charity has adopted Financial Reporting Standard No. 1 (Cash Flow Statements) and has taken advantage of the exemption available to small charities not to prepare one.

Notes to the Financial Statements for the year ended 6th February 20252. Tangible Fixed Assets

	Land & Buildings	Plant & Machinery	Total
	£	£	£
<u>Cost</u>			
As at 7th February 2024	280,103	6,901	287,004
Additions	-	249	249
Disposals	-	(2,617)	(2,617)
As at 6th February 2025	<u>280,103</u>	<u>4,533</u>	<u>284,636</u>
<u>Depreciation</u>			
As at 7th February 2024	-	4,996	4,996
Charge for the year	-	(227)	(227)
Eliminated on Disposals	-	(2,539)	(2,539)
As at 6th February 2025	<u>-</u>	<u>2,230</u>	<u>2,230</u>
Net Book Value at 6th February 2025	<u>280,103</u>	<u>2,303</u>	<u>282,406</u>
Net Book Value at 6th February 2024	<u>280,103</u>	<u>1,905</u>	<u>282,008</u>

The Land & Buildings are valued for insurance purposes at £5,016,832

3. Fixed Asset Investments

	2025	2024
<u>Unit Trusts listed on the UK stock exchange</u>		
	£	£
Market Value at 7th February 2024	197,569	206,202
Additions at cost	-	-
Disposals	-	-
Revaluation	24,341	(8,633)
Market Value at 6th February 2025	<u>221,910</u>	<u>197,569</u>

4. Debtors

	2025	2024
	£	£
Prepayments and Accrued Income	1,996	2,693
	<u>1,996</u>	<u>2,693</u>

Notes to the Financial Statements for the year ended 6th February 20255. Cash at Bank and in Hand

	2025	2024
	£	£
Current Account	18,807	15,651
Savings Account	26,506	21,627
Cash in hand	68	83
	<u>45,380</u>	<u>37,361</u>

6. Creditors

	2025	2024
	£	£
Accountancy Fees	2,076	1,980
Heat & Light	1,679	1,679
PAYE	126	97
Payroll Processing	30	30
Bank Charges	5	5
Nest pension	77	-
	<u>3,993</u>	<u>3,791</u>

7. Trustees Indemnity Insurance

During the year Trustees Indemnity insurance was paid by the charity, amounting to £291.

8. Restricted Funds

	Social Fund	Extraordinary Repair Fund	Total
Income from Fundraising	129	-	129
Expenditure	356	-	356
Net Movement before Transfers	<u>(227)</u>	<u>-</u>	<u>(227)</u>
Gains on investments	-	12,599	12,599
Transfer to General Fund	-	-	-
Fund Balances Brought Forward	547	79,740	80,287
Fund Balances Carried Forward	<u>320</u>	<u>92,339</u>	<u>92,659</u>

Notes to the Financial Statements for the year ended 6th February 20259. Detailed Income & Expenditure Account

	Notes	2025		2024	
		£	£	£	£
<b><u>INCOME</u></b>					
Residents Payments			95,153		89,633
Guest Room			490		440
Investment Income			5,784		5,575
Interest Received			880		127
Fundraising - Social Fund			129		89
			<u>102,435</u>		<u>95,864</u>
<b><u>EXPENDITURE</u></b>					
<b>Property Expenses :</b>					
Electricity		2,460		2,816	
Gas		11,837		11,891	
Insurance		3,341		3,348	
<b>Repairs &amp; Maintenance :</b>					
Routine Repairs		13,470		12,721	
Lifeline		1,905		1,762	
<b>Telephone</b>		<u>797</u>		<u>751</u>	
			(33,811)		(33,288)
<b>Staff Costs</b>					
Gross Salaries		22,008		21,017	
Employers National Insurance		-		-	
Pension		287		241	
Council Tax		2,248		2,148	
Water Rates		<u>423</u>		<u>386</u>	
			(24,966)		(23,791)
<b>Other Expenses</b>					
Accountancy & Independent Examination Fees		2,136		1,980	
Christmas Gifts & Outings		830		1,343	
Social Fund		356		326	
Sundry Expenses		431		412	
Postage & Stationery		257		410	
Professional Fees		360		360	
Trustees Insurance		291		291	
Subscriptions		452		278	
Bank Charges		62		71	
Depreciation		<u>(227)</u>		<u>336</u>	
			(4,947)		(5,808)
<b>Loss on Equipment Disposals</b>			(78)		-
<b>Excess of Income over Expenditure before Exceptional Expenditure</b>			<u>38,634</u>		<u>32,977</u>
<b>Exceptional Maintenance</b>	10		(31,115)		(22,626)
<b>Net Surplus</b>			<u>7,519</u>		<u>10,351</u>
Reserves B/F			515,840		514,122
Revaluation of Investments			24,341		(8,633)
<b>Reserves C/F</b>			<u>547,700</u>		<u>515,840</u>

**Notes to the Financial Statements for the year ended 6th February 2025**

**10. Exceptional Maintenance**

New window at No 14 GD	2,076
New french window No 9 GD	1,499
New windows No 1-8 GD	9,838
Gutter repair No 4 GD	2,088
Outside painting 9-12 GD	1,995
Complete refurb 15 GD	9,453
New boiler 11 GD	3,470
Roof repair 10 GD	696
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	31,115
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