GOODLY DALE COTTAGE HOMES

FINANCIAL STATEMENTS

FOR THE YEAR ENDED

6th FEBRUARY 2026

GOODLY DALE COTTAGE HOMES

Financial Statements for the Year Ended 6th February 2026

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

Trustees Annual Report for the Year Ended 6th February 2026

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

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

GOODLY DALE COTTAGE HOMES 1b.

Trustees Annual Report for the Year Ended 6th February 2026

Trustees

Trustees who served during the year :	Mr W. Smith Mrs E. Lidiard Mr R. Pow Mr J.B. Parker Mrs T. Pattinson Mr C. Pattinson
Trustees appointed since the year end :	Mrs S. Hicks (appointed 9.2.26)

Appointment

The body of the Trustees now consists of seven competent persons nominated from within the local community and approved as suitable by existing trustees.

Remuneration & Expenses

Mr R Pow was reimbursed £306 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.

E. M. Lidiard

Signed ..... Trustee

21/9/26 Date

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 2026 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.

J V Beckett

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

Date 21. 9. 26

GOODLY DALE COTTAGE HOMES

Statement of Financial Activities for the year ended 6th February 2026

	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	**Total 2026 £**	Total 2025 £
Incoming Resources					
Income from Residents	97,920	-	-	**97,920**	95,153
Guest Room	410	-	-	**410**	490
Fundraising	-	142	-	**142**	129
Investment Income	6,087	-	-	**6,087**	5,784
Interest received	600	-	-	**600**	880
Total Incoming Resources	105,017	142	-	105,159	102,435
Resources Expended					
Direct Charitable Expenditure	74,291		-	**74,291**	64,925
Management & Administration	30,672	141	-	**30,813**	29,991
Total Resources Expended	104,963	141	-	**105,104**	94,916
Net Incoming/(Outgoing) Resources before Transfers	53	1	-	**54**	7,519
Transfers Between Funds			-	**-**	-
Net Incoming/(Outgoing) Resources for the Year	53	1	-	**54**	7,519
Other Recognised Gains & Losses					
Unrealised Gains/(Losses) on Investments	5,951	16,049	11,850	**33,849**	24,341
Net Movement in Funds	6,004	16,050	11,850	**33,904**	31,860
Fund Balances B/Fwd	430,503	92,612	24,585	**547,700**	515,840
Fund Balances C/Fwd	436,506	108,662	36,435	**581,603**	547,700

Balance Sheet as at 6th February 2026

	Notes	Unrestricted £	2026 Restricted £	Endowment £	Total 2026 £	Total 2025 £
Fixed Assets						
Tangible Assets	2	282,061			**282,061**	282,406
Investments	3	110,936	108,388	36,435	**255,759**	221,910
		392,997	108,388	36,435	**537,820**	504,316
Current Assets						
Debtors	4	2,131			**2,131**	1,997
Cash at Bank & In Hand	5	45,335	321		**45,656**	45,380
		47,466	321	-	**47,787**	47,377
Creditors -Amounts falling due within one year	6	- 4,004	-	- -	**4,004** -	3,993
Net Current Assets		43,462	321	-	**43,783**	43,384
Total Assets less Current Liabilities		436,459	108,709	36,435	**581,603**	547,700
Funds of the Charity						
Fund balances B/fwd		430,455	92,659	24,585	**547,700**	515,840
Net movement in the year		6,004	16,050	11,850	**33,904**	31,860
Fund balances C/fwd		436,459	108,709	36,435	**581,603**	547,700

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

Approved by the Trustees on 21. 9. 26

..... Trustee

..... Trustee

Notes to the Financial Statements for the year ended 6th February 2026

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 2026

2. Tangible Fixed Assets

	Land & Buildings	Plant & Machinery	Total
	£	£	£
Cost			
As at 7th February 2025	280,103	4,533	284,636
Additions	-	-	-
Disposals	-	-	-
As at 6th February 2026	280,103	4,533	284,636
Depreciation			
As at 7th February 2025	-	2,230	2,230
Charge for the year	-	345	345
Eliminated on Disposals		-	-
As at 6th February 2026	-	2,575	2,575
Net Book Value at 6th February 2026	280,103	1,958	282,061
Net Book Value at 6th February 2025	280,103	2,303	282,406

The Land & Buildings are valued for insurance purposes at £5,184,395

3. Fixed Asset Investments

	2026	2025
Unit Trusts listed on the UK stock exchange	£	£
Market Value at 7th February 2025	221,910	197,569
Additions at cost	-	-
Disposals	-	-
Revaluation	33,849	24,341
Market Value at 6th February 2026	255,759	221,910

4. Debtors

	2026	2025
	£	£
Prepayments and Accrued Income	2,131	1,996
	2,131	1,996

Notes to the Financial Statements for the year ended 6th February 2026

5. Cash at Bank and in Hand

	2026	2025
	£	£
Current Account	18,543	18,807
Savings Account	27,106	26,506
Cash in hand	7	68
	45,656	45,380

6. Creditors

	2026	2025
	£	£
Accountancy Fees	2,178	2,076
Heat & Light	1,644	1,679
PAYE	152	126
Payroll Processing	30	30
Bank Charges	-	5
Nest pension	-	77
	4,004	3,993

7. Trustees Indemnity Insurance

During the year Trustees Indemnity insurance was paid by the charity, amounting to £364.

8. Restricted Funds

	Social Fund	Extraordinary Repair Fund	Total
Income from Fundraising	142	-	142
Expenditure	141	-	141
Net Movement before Transfers	1	-	1
Gains on investments	-	16,049	16,049
Transfer to General Fund	-	-	-
Fund Balances Brought Forward	320	92,339	92,659
Fund Balances Carried Forward	321	108,388	108,709

GOODLY DALE COTTAGE HOMES

Notes to the Financial Statements for the year ended 6th February 2026

9. Detailed Income & Expenditure Account

	Notes	2026 £	2026 £	2025 £	2025 £
INCOME					
Residents Payments			97,920		95,153
Guest Room			410		490
Investment Income			6,087		5,784
Interest Received			600		880
Fundraising - Social Fund			142		129
			105,159		102,435
EXPENDITURE					
Property Expenses :					
Electricity		2,492		2,460	
Gas		11,303		11,837	
Insurance		3,209		3,341	
Repairs & Maintenance :					
Routine Repairs		8,950		13,470	
Grounds Maintenance		5,332		-	
Lifeline		3,525		1,905	
Telephone		833		797	
			(35,644)		(33,811)
Staff Costs					
Gross Salaries		21,552		22,008	
Employers National Insurance		-		-	
Pension		435		287	
Council Tax		2,359		2,248	
Water Rates		521		423	
			(24,867)		(24,966)
Other Expenses					
Accountancy & Independent Examination Fees		2,202		2,136	
Christmas Gifts & Outings		1,326		830	
Social Fund		141		356	
Sundry Expenses		414		431	
Postage & Stationery		295		257	
Professional Fees		360		360	
Trustees Insurance		364		291	
Subscriptions		474		452	
Bank Charges		25		62	
Depreciation		345		(227)	
			(5,946)		(4,947)
Loss on Equipment Disposals			-		(78)
Excess of Income over Expenditure before Exceptional Expenditure			38,702		38,634
Exceptional Maintenance	10		(38,647)		(31,115)
Net Surplus			54		7,519
Reserves B/F			547,700		515,840
Revaluation of Investments			33,849		24,341
Reserves C/F			581,603		547,700

Notes to the Financial Statements for the year ended 6th February 2026

10. Exceptional Maintenance

Windermere Roofing (Muriel's)	588
House clearance 2GD	900
New kitchen 2 GD	5,354
Decorating 2 GD	2,130
Electrical upgrade 2 GD	461
New bathroom 2 GD	4,126
New bathroom 5 GD	5,369
Decorating 1 GD	1,995
New boiler 1 GD	4,375
Building repairs 1 GD	502
New bathroom 1 GD	5,618
New boiler Sunny Bank	5,369
Moss Wood tree reduction	1,860
	38,647