

COOPER PATTINSON'S TRUST HOMES
UNAUDITED
TRUSTEES' REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 5 APRIL 2022

COOPER PATTINSON'S TRUST HOMES

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COOPER PATTINSON'S TRUST HOMES

**REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY, ITS TRUSTEES AND ADVISERS
FOR THE YEAR ENDED 5 APRIL 2022**

Trustees	Mrs D R Matthews Mr P G Matthews Mr A D Bromley Mrs J L Sansom Mr D H Graham Mr M G P Matthews
Charity registered number	502457
Principal office	Rayrigg Estates Limited Rayrigg Road Windermere Cumbria LA23 1BW
Accountants	Armstrong Watson Audit Limited Chartered Accountants Fairview House Victoria Place Carlisle Cumbria CA1 1HP
Bankers	National Westminster Bank Plc 2 High Street Windermere Cumbria LA23 1WY

COOPER PATTINSON'S TRUST HOMES

TRUSTEES' REPORT FOR THE YEAR ENDED 5 APRIL 2022

The Trustees present their annual report together with the financial statements of the Charity for the year 6 April 2021 to 5 April 2022.

Objectives and activities

a. Policies and objectives

The objective of the Charity is by charitable means but not otherwise, to provide and maintain dwelling houses, flats or other residential accommodation for the residence and use of persons who are aged or infirm, or unable to obtain employment because of ill health or other disability, but who are fully able to care for themselves and who are in need of financial assistance in the provision of suitable residential accommodation of the type provided by the Charity in the South Lakeland District and who are preferably:

- Christian Scientists, or
- persons who have resided in the South Lakeland District for at least fifteen years, or
- persons employed for at least ten years (whether or not continuously) by the late Thomas Cooper Pattinson of Rayrigg Hall, Windermere or by any member of his family or by any Company or business controlled or formerly controlled by him or them or any of them.

In setting objectives and planning for activities, the Trustees have given due consideration to general guidance published by the Charity Commission relating to public benefit, including the guidance 'Public benefit: running a charity (PB2)'.

b. Main activities undertaken to further the Charity's purposes for the 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 a variety of beneficiaries within South Lakeland District.

Achievements and performance

a. Main achievements of the Charity

During the year under review, the Trustees fulfilled their objectives by providing accommodation in 14 bungalows in Rayrigg Gardens, 8 flats in Hunter House and 2 bungalows designed specifically for the disabled known as Llewellyn Cottages. The only full-time employee is a resident warden for whom accommodation is provided in a separate warden's flat within Hunter House. There is also a part time assistant warden and a part time gardener.

The financial statements show that the income of the Trust has been fully utilised in providing accommodation and warden support during the year, and in transferring sums to the designated funds recommended by the Almshouses Association.

The Trust has completed substantial refurbishment to some of its properties in recent years and strives to maintain a high level of standard within all of its accommodation.

The site formerly known as the Windermere Garden Centre has been leased to Lakeland Gardens Ltd.

Financial review

a. Going concern

After making appropriate enquiries, the Trustees have a reasonable expectation that the Charity 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.

COOPER PATTINSON'S TRUST HOMES

TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 5 APRIL 2022

b. Reserves policy

The Trustees have reviewed the level of reserves held by the Charity. The review encompassed the nature of the income and expenditure streams and the nature of the reserves held by the Charity.

The review concluded that to allow the Charity to be managed efficiently and to provide a buffer for uninterrupted service, a level of free reserves amounting to £100,000 should be maintained. This equates to approximately 14 months of unrestricted fund expenditure. The trustees believe that should the activities of the Charity cease they would require this amount of time in order to re-house all of the residents of the properties owned by the Charity.

The analysis of net assets between funds (note 17 in the financial statements) shows that unrestricted free reserves (i.e. excluding tangible fixed assets) amounted to £157,285 (2021 - £165,767) as at the balance sheet date.

c. Investment powers and restrictions

The Trustees have absolute discretion to invest in any stocks, funds, securities or investments authorised by law for the investment of trust funds or in the purchase, repair or improvement of any freehold or leasehold property whether or not required in whole or in part for occupation for the purposes of the Trust.

d. Risk management

The Trustees have considered the risks that face the charity through its operating activities and consider all risks when making decisions which affect the charity financially, strategically and operationally.

Structure, governance and management

a. Governing document

Cooper Pattinson's Trust Homes is administered from Rayrigg Road, Windermere, Cumbria, LA23 1BW and is registered as a charity number 502457 with the Charity Commissioners. It is constituted by a Deed of Trust dated 14 May 1973 as amended by an order of the Commissioners on 18 November 1999.

b. Methods of appointment or election of Trustees

The affairs of the Charity are managed and conducted by the Trustees who have full power to act in the name of and on behalf of the Charity in the furtherance of its objectives. The number of Trustees shall not exceed six and shall not be less than two. The power of appointing new Trustees is vested in the surviving or continuing Trustees for the time being.

c. Pay policy for key management personnel

The Trustees consider the Board of Trustees as comprising the key management personnel of the charity in charge of directing and controlling the charity and running and operating the charity on a day to day basis. All Trustees give of their time freely and no Trustee remuneration was paid in the year. Details of Trustee expenses and related party transactions are disclosed in note 19 to the accounts.

Plans for future periods

The Trust owns further land which may be available for future improvements or extensions to residents' facilities. The Trustees are building up reserves out of contributions from residents with a view to improving or extending the accommodation.

COOPER PATTINSON'S TRUST HOMES

TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 5 APRIL 2022

Statement of Trustees' responsibilities

The Trustees 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).

The law applicable to charities in England & Wales requires the Trustees to prepare financial statements for each financial which give a true and fair view of the state of affairs of the Charity and of its incoming resources and application of resources, including its income and expenditure, for that period. In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles of the Charities SORP (FRS 102);
- make judgments and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards (FRS 102) have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Charity will continue in business.

The Trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the Charity's transactions and disclose with reasonable accuracy at any time the financial position of the Charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the Trust deed. They are also responsible for safeguarding the assets of the Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by order of the members of the board of Trustees and signed on their behalf by:


.....
Mrs D R Matthews
Trustee

Date: 9th February 2024

COOPER PATTINSON'S TRUST HOMES

**INDEPENDENT EXAMINER'S REPORT
FOR THE YEAR ENDED 5 APRIL 2022**

Independent examiner's report to the Trustees of Cooper Pattinson's Trust Homes ('the Charity')

I report to the charity Trustees on my examination of the accounts of the Charity for the year ended 5 April 2022.

Responsibilities and basis of report

As the Trustees of the Charity you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the 2011 Act').

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

Independent examiner's statement

Your attention is drawn to the fact that the Charity has prepared the accounts in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has been withdrawn.

I understand that this has been done in order for the accounts to provide a true and fair view in accordance with the Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2015.

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 that in any material respect:

1. accounting records were not kept in respect of the Charity as required by section 130 of the 2011 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.

This report is made solely to the Charity's Trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. My work has been undertaken so that I might state to the Charity's Trustees those matters I am required to state to them in an Independent examiner's report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the Charity and the Charity's Trustees as a body, for my work or for this report.

Signed: 

Karen Rae

Dated: 16 February 2024

FCCA

Armstrong Watson Audit Limited

Chartered Accountants

Carlisle

COOPER PATTINSON'S TRUST HOMES

STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 5 APRIL 2022

	Note	Restricted funds 2022 £	Unrestricted funds 2022 £	Total funds 2022 £	Total funds 2021 £
Income from:					
Charitable activities	4	-	163,860	163,860	129,330
Investments	5	-	22	22	332
Other income	6	-	1,253	1,253	984
Total income		-	165,135	165,135	130,646
Expenditure on:					
Charitable activities	7	14,180	88,649	102,829	189,575
Total expenditure		14,180	88,649	102,829	189,575
Net movement in funds		(14,180)	76,486	62,306	(58,929)
Reconciliation of funds:					
Total funds brought forward		410,608	317,838	728,446	787,375
Net movement in funds		(14,180)	76,486	62,306	(58,929)
Total funds carried forward		396,428	394,324	790,752	728,446

The Statement of financial activities includes all gains and losses recognised in the year.

The notes on pages 8 to 21 form part of these financial statements.

COOPER PATTINSON'S TRUST HOMES

BALANCE SHEET
AS AT 5 APRIL 2022

	Note	2022 £	2021 £
Fixed assets			
Tangible assets	11	553,713	562,679
Investments	12	239,334	186,231
		<u>793,047</u>	<u>748,910</u>
Current assets			
Debtors	13	1,746	2,375
Cash at bank and in hand		10,324	9,844
		<u>12,070</u>	<u>12,219</u>
Creditors: amounts falling due within one year	14	(14,365)	(32,683)
Net current liabilities		<u>(2,295)</u>	<u>(20,464)</u>
Total assets less current liabilities		<u>790,752</u>	<u>728,446</u>
Total net assets		<u><u>790,752</u></u>	<u><u>728,446</u></u>
Charity funds			
Restricted funds	15	396,428	410,608
Unrestricted funds	15	394,324	317,838
Total funds		<u><u>790,752</u></u>	<u><u>728,446</u></u>

The financial statements were approved and authorised for issue by the Trustees and signed on their behalf by:


.....
Mrs D R Matthews
Trustee

Date: 9th February 2022

The notes on pages 8 to 21 form part of these financial statements.

COOPER PATTINSON'S TRUST HOMES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 5 APRIL 2022

1. General information

Cooper Pattinson's Trust Homes is a charity registered in England and Wales. The charity number is 502457 and the registered address of the charity is Rayrigg Estates Limited, Rayrigg Road, Windermere, Cumbria LA23 1BW.

2. Accounting policies

2.1 Basis of preparation of financial statements

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), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011.

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair' view. This departure has involved following the Charities SORP (FRS 102) published in October 2019 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

Cooper Pattinson's Trust Homes meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

2.2 Income

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

Income tax recoverable in relation to investment income is recognised at the time the investment income is receivable.

Other income is recognised in the period in which it is receivable and to the extent the goods have been provided or on completion of the service.

2.3 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer 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 is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges allocated on the portion of the asset's use.

Expenditure on charitable activities is incurred on directly undertaking the activities which further the Charity's objectives, as well as any associated support costs.

All expenditure is inclusive of irrecoverable VAT.

COOPER PATTINSON'S TRUST HOMES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 5 APRIL 2022

2. Accounting policies (continued)

2.4 Interest receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the Charity; this is normally upon notification of the interest paid or payable by the institution with whom the funds are deposited.

2.5 Tangible fixed assets and depreciation

Tangible fixed assets are initially recognised at cost. After recognition, under the cost model, tangible fixed assets are measured at cost less accumulated depreciation and any accumulated impairment losses. All costs incurred to bring a tangible fixed asset into its intended working condition should be included in the measurement of cost.

At each reporting date the Charity assesses whether there is any indication of impairment. If such indication exists, the recoverable amount of the asset is determined to be the higher of its fair value less costs to sell and its value in use. An impairment loss is recognised where the carrying amount exceeds the recoverable amount.

Depreciation is charged so as to allocate the cost of tangible fixed assets less their residual value over their estimated useful lives, .

Depreciation is provided on the following bases:

Freehold property	- 2% straight line
Furniture and equipment	- 20% straight line

The depreciation charged on freehold property is based on building costs of £900,000. Land is not depreciated.

2.6 Investments

Fixed asset investments are a form of financial instrument and are initially recognised at their transaction cost and subsequently measured at fair value at the Balance sheet date, unless the value cannot be measured reliably in which case it is measured at cost less impairment. Investment gains and losses, whether realised or unrealised, are combined and presented as 'Gains/(Losses) on investments' in the Statement of financial activities.

2.7 Debtors

Trade and other debtors are recognised at the settlement amount after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

2.8 Cash at bank and in hand

Cash at bank and in hand includes cash and short-term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

COOPER PATTINSON'S TRUST HOMES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 5 APRIL 2022

2. Accounting policies (continued)

2.9 Liabilities and provisions

Liabilities are recognised when there is an obligation at the Balance sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably.

Liabilities are recognised at the amount that the Charity anticipates it will pay to settle the debt or the amount it has received as advanced payments for the goods or services it must provide.

Provisions are measured at the best estimate of the amounts required to settle the obligation. Where the effect of the time value of money is material, the provision is based on the present value of those amounts, discounted at the pre-tax discount rate that reflects the risks specific to the liability. The unwinding of the discount is recognised in the Statement of financial activities as a finance cost.

2.10 Financial instruments

The Charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

2.11 Pensions

The Charity operates a defined contribution pension scheme and the pension charge represents the amounts payable by the Charity to the fund in respect of the year.

2.12 Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the Trustees in furtherance of the general objectives of the Charity and which have not been designated for other purposes.

Designated funds comprise unrestricted funds that have been set aside by the Trustees for particular purposes. The aim and use of each designated fund is set out in the notes to the financial statements.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the Charity for particular purposes. The costs of raising and administering such funds are charged against the specific fund. The aim and use of each restricted fund is set out in the notes to the financial statements.

Investment income, gains and losses are allocated to the appropriate fund.

COOPER PATTINSON'S TRUST HOMES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 5 APRIL 2022

3. Critical accounting estimates and areas of judgment

Estimates and judgments are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Critical accounting estimates and assumptions:

The Charity makes estimates and assumptions concerning the future. The resulting accounting estimates and assumptions will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below.

Critical areas of judgment:

The entity receives rental income from its tenants. As a result, the Trustees have estimated that the most appropriate basis of support cost allocation is based upon properties. The costs of managing and maintaining the properties are considered as direct costs with other costs being allocated to support.

Establishing useful economic lives:

Establishing useful economic lives for the depreciation purposes of property, plant and equipment comprise a significant portion of the total fixed assets. The annual depreciation charge depends primarily on the estimated useful economic lives of each type of asset and estimates of residual values. The trustees regularly review these assets useful economic lives and change them as necessary to reflect current thinking on remaining lives in light of prospective economic utilisation and physical condition of the assets concerned. Changes in asset useful lives can have a significant impact on depreciation charges for the period. Details of the depreciation policies based on estimated useful economic lives are included in accounting policy note 2.5.

4. Income from charitable activities

	Unrestricted funds 2022 £	Total funds 2022 £
Rental income	163,860	163,860
	<hr style="border-top: 1px solid black;"/>	<hr style="border-top: 1px solid black;"/>
	<i>Unrestricted funds 2021 £</i>	<i>Total funds 2021 £</i>
Rental income	129,330	129,330
	<hr style="border-top: 1px solid black;"/>	<hr style="border-top: 1px solid black;"/>

COOPER PATTINSON'S TRUST HOMES

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 5 APRIL 2022

5. Investment income

	Unrestricted funds 2022 £	Total funds 2022 £
Bank interest receivable	22	22

	<i>Unrestricted funds 2021 £</i>	<i>Total funds 2021 £</i>
Bank interest receivable	332	332

6. Other incoming resources

	Unrestricted funds 2022 £	Total funds 2022 £
Miscellaneous income	1,253	1,253

	<i>Unrestricted funds 2021 £</i>	<i>Total funds 2021 £</i>
Miscellaneous income	984	984

7. Analysis of expenditure on charitable activities

Summary by fund type

	Restricted funds 2022 £	Unrestricted funds 2022 £	Total 2022 £
Rental	14,180	88,649	102,829

COOPER PATTINSON'S TRUST HOMES

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 5 APRIL 2022

7. Analysis of expenditure on charitable activities (continued)

Summary by fund type (continued)

	<i>Restricted funds 2021 £</i>	<i>Unrestricted funds 2021 £</i>	<i>Total 2021 £</i>
Rental	14,180	175,395	189,575

Summary by expenditure type

	Staff costs 2022 £	Other costs 2022 £	Total 2022 £
Rental	32,763	70,066	102,829

	<i>Staff costs 2021 £</i>	<i>Other costs 2021 £</i>	<i>Total 2021 £</i>
Rental	30,713	158,862	189,575

8. Analysis of expenditure by activities

	Activities undertaken directly 2022 £	Support costs 2022 £	Total funds 2022 £
Rental	96,121	6,708	102,829

	<i>Activities undertaken directly 2021 £</i>	<i>Support costs 2021 £</i>	<i>Total funds 2021 £</i>
Rental	171,152	18,423	189,575

COOPER PATTINSON'S TRUST HOMES

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 5 APRIL 2022

8. Analysis of expenditure by activities (continued)

Analysis of direct costs

	Rental 2022 £	Total funds 2022 £
Staff costs	32,763	32,763
Depreciation	18,508	18,508
Rates	9,834	9,834
Heat and light	2,825	2,825
General insurance	3,623	3,623
Property repairs	11,165	11,165
Telephone	729	729
Gardening expenses	14,465	14,465
Christmas hampers	906	906
Assisted telephone services	1,303	1,303
	96,121	96,121
	96,121	96,121

	<i>Rental</i> 2021 £	<i>Total</i> <i>funds</i> 2021 £
Staff costs	30,713	30,713
Depreciation	18,152	18,152
Rates and water	19,811	19,811
Light and heat	3,565	3,565
Insurance	3,644	3,644
Repairs and maintenance	75,121	75,121
Telephone	700	700
Garden expenses	17,226	17,226
Christmas Hampers	947	947
Assisted telephone service	1,273	1,273
	171,152	171,152
	171,152	171,152

COOPER PATTINSON'S TRUST HOMES

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 5 APRIL 2022

8. Analysis of expenditure by activities (continued)

Analysis of support costs

	Rental 2022 £	Total funds 2022 £
Advertising	289	289
General expenses	2,209	2,209
Subscriptions	945	945
Legal and professional fees	2,747	2,747
Bank charges	147	147
Independent examination and accountancy fees	3,525	3,525
Administration expenses	(3,637)	(3,637)
Trustees indemnity insurance	483	483
	<u>6,708</u>	<u>6,708</u>

	<i>Rental</i> 2021 £	<i>Total</i> <i>funds</i> 2021 £
Advertising	1,289	1,289
General expenses	4,492	4,492
Subscriptions	313	313
Legal and professional	2,809	2,809
Bank charges	368	368
Independent examination and accountancy fees	3,275	3,275
Under/(over) accrual of accountancy fees	(76)	(76)
Administration fees	5,469	5,469
Trustee indemnity insurance	484	484
	<u>18,423</u>	<u>18,423</u>

9. Staff costs

	2022 £	2021 £
Wages and salaries	32,000	30,000
Other pension costs	763	713
	<u>32,763</u>	<u>30,713</u>

COOPER PATTINSON'S TRUST HOMES

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 5 APRIL 2022

9. Staff costs (continued)

The average number of persons employed by the Charity during the year was as follows:

	2022 No.	2021 No.
Average employees	1	1

No employee received remuneration amounting to more than £60,000 in either year.

10. Trustees' remuneration and expenses

During the year, no Trustees received any remuneration or other benefits (2021 - £NIL).

During the year ended 5 April 2022, no Trustee expenses have been incurred (2021 - £211- one trustee).

11. Tangible fixed assets

	Freehold property £	Office equipment £	Total £
Cost or valuation			
At 6 April 2021	1,012,296	49,333	1,061,629
Additions	8,282	1,260	9,542
At 5 April 2022	1,020,578	50,593	1,071,171
Depreciation			
At 6 April 2021	450,000	48,950	498,950
Charge for the year	18,331	177	18,508
At 5 April 2022	468,331	49,127	517,458
Net book value			
At 5 April 2022	552,247	1,466	553,713
At 5 April 2021	562,296	383	562,679

Included in land and buildings is freehold land at a valuation of £112,296 (2021 - £112,296) which is not depreciated.

COOPER PATTINSON'S TRUST HOMES

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 5 APRIL 2022

12. Fixed asset investments

	Unlisted investments £
Cost or valuation	
At 6 April 2021	186,231
Additions	53,103
	<u>239,334</u>
At 5 April 2022	<u><u>239,334</u></u>
Net book value	
At 5 April 2022	239,334
At 5 April 2021	<u>186,231</u>

13. Debtors

	2022 £	2021 £
Due within one year		
Trade debtors	-	525
Other debtors	-	298
Prepayments and accrued income	1,746	1,552
	<u>1,746</u>	<u>2,375</u>
	<u><u>1,746</u></u>	<u><u>2,375</u></u>

14. Creditors: Amounts falling due within one year

	2022 £	2021 £
Trade creditors	2,615	12,032
Other taxation and social security	1,484	-
Other creditors	1,706	142
Accruals and deferred income	8,560	20,509
	<u>14,365</u>	<u>32,683</u>
	<u><u>14,365</u></u>	<u><u>32,683</u></u>

At the year end date deferred income amounting to £5,000 (2021 - £5,000) was included within accruals and deferred income.

COOPER PATTINSON'S TRUST HOMES

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 5 APRIL 2022

15. Statement of funds

Statement of funds - current year

	Balance at 6 April 2021 £	Income £	Expenditure £	Transfers in/out £	Balance at 5 April 2022 £
Unrestricted funds					
Designated funds					
Extraordinary repair fund	-	13,176	(2,784)	-	10,392
Cyclical maintenance fund	97,496	21,552	(5,057)	-	113,991
Building development fund	15,540	-	-	-	15,540
Repair and maintenance fund	35,581	14,880	(3,324)	-	47,137
	<u>148,617</u>	<u>49,608</u>	<u>(11,165)</u>	<u>-</u>	<u>187,060</u>
General funds					
General Funds - all funds	<u>169,221</u>	<u>115,527</u>	<u>(77,484)</u>	<u>-</u>	<u>207,264</u>
Total Unrestricted funds	<u>317,838</u>	<u>165,135</u>	<u>(88,649)</u>	<u>-</u>	<u>394,324</u>
Restricted funds					
Mrs G M Pattinson	12,867	-	(420)	-	12,447
Estate of Mrs A L Jequier (1)	276,149	-	(9,660)	-	266,489
Estate of Mrs A L Jequier (2)	103,140	-	(3,390)	-	99,750
Estate of Mrs A L Jequier (3)	18,452	-	(710)	-	17,742
	<u>410,608</u>	<u>-</u>	<u>(14,180)</u>	<u>-</u>	<u>396,428</u>
Total of funds	<u><u>728,446</u></u>	<u><u>165,135</u></u>	<u><u>(102,829)</u></u>	<u><u>-</u></u>	<u><u>790,752</u></u>

COOPER PATTINSON'S TRUST HOMES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 5 APRIL 2022

15. Statement of funds (continued)

Restricted Funds

The resources expended on restricted funds represents a depreciation charge on the properties held within restricted funds. The purposes of the restricted funds are as follows:

Mrs G M Pattinson - provision of residential home.

Estate of Mrs A L Jequier (1) - provision of residential accommodation known as Hunter House.

Estate of Mrs A L Jequier (2) - provision of residential accommodation known as Llewellyn Cottages.

Estate of Mrs A L Jequier (3) - provision of funds for repair and improvements for Hunter House and Llewellyn Cottages (utilised for improvements).

Designated Funds

The purposes of the designated funds are as follows:

The extraordinary repair fund is a reserve fund for future major repairs. The amount transferred out of unrestricted charitable funds is set at The Almshouses Association recommended minimum level of £549 per unit per annum. An amount of £2,784 has been allocated to the extraordinary repair fund from the general funds during the year.

The cyclical maintenance fund is a reserve fund to meet the cost of maintenance recurring at regular intervals, for example, internal and external redecoration and the cost of professional fees in respect of inspections. The amount transferred out of unrestricted charitable funds is set at The Almshouses Association recommended minimum level of £898 per unit per annum. An amount of £5,057 has been transferred to the cyclical maintenance fund from the general funds during the year in respect of refurbishment costs incurred.

The building development fund is a reserve fund to meet the cost of future building development work. No transfer from unrestricted charitable funds has been made during the current year.

The repair and maintenance fund represents amounts set aside to cover day to day routine maintenance work. The amount transferred out of unrestricted charitable funds is set at The Almshouses Association recommended minimum level of £620 per unit per annum. An amount of £3,324 has been transferred to the repair and maintenance fund from the general funds during the year.

Statement of funds - prior year

	<i>Balance at 6 April 2020</i>	<i>Income</i>	<i>Expenditure</i>	<i>Transfers in/out</i>	<i>Balance at 5 April 2021</i>
	£	£	£	£	£
Unrestricted funds					
Designated funds					
Extraordinary repair fund	5,810	12,528	(64,031)	45,693	-
Cyclical maintenance fund	85,564	20,496	(8,564)	-	97,496
Building development fund	15,540	-	-	-	15,540
Repair and maintenance fund	69,638	14,160	(2,524)	(45,693)	35,581
	176,552	47,184	(75,119)	-	148,617

COOPER PATTINSON'S TRUST HOMES

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 5 APRIL 2022

15. Statement of funds (continued)

General funds

General Funds - all funds	186,035	83,462	(100,276)	-	169,221
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Total Unrestricted funds	362,587	130,646	(175,395)	-	317,838
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>

Restricted funds

Mrs G M Pattinson	13,287	-	(420)	-	12,867
Estate of Mrs A L Jequier (1)	285,809	-	(9,660)	-	276,149
Estate of Mrs A L Jequier (2)	106,530	-	(3,390)	-	103,140
Estate of Mrs A L Jequier (3)	19,162	-	(710)	-	18,452
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
	424,788	-	(14,180)	-	410,608
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Total of funds	787,375	130,646	(189,575)	-	728,446
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

16. Summary of funds

Summary of funds - current year

	Balance at 6 April 2021 £	Income £	Expenditure £	Balance at 5 April 2022 £
Designated funds	148,617	49,608	(11,165)	187,060
General funds	169,221	115,527	(77,484)	207,264
Restricted funds	410,608	-	(14,180)	396,428
	<hr/>	<hr/>	<hr/>	<hr/>
	728,446	165,135	(102,829)	790,752
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

Summary of funds - prior year

	Balance at 6 April 2020 £	Income £	Expenditure £	Transfers in/out £	Balance at 5 April 2021 £
Designated funds	176,552	47,184	(75,119)	-	148,617
General funds	186,035	83,462	(100,276)	-	169,221
Restricted funds	424,788	-	(14,180)	-	410,608
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
	787,375	130,646	(189,575)	-	728,446
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COOPER PATTINSON'S TRUST HOMES

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 5 APRIL 2022

17. Analysis of net assets between funds

Analysis of net assets between funds - current year

	Restricted funds 2022 £	Unrestricted funds 2022 £	Total funds 2022 £
Tangible fixed assets	396,428	157,285	553,713
Fixed asset investments	-	239,334	239,334
Current assets	-	12,070	12,070
Creditors due within one year	-	(14,365)	(14,365)
Total	<u>396,428</u>	<u>394,324</u>	<u>790,752</u>

Analysis of net assets between funds - prior year

	<i>Restricted funds 2021 £</i>	<i>Unrestricted funds 2021 £</i>	<i>Total funds 2021 £</i>
Tangible fixed assets	410,608	152,071	562,679
Fixed asset investments	-	186,231	186,231
Current assets	-	12,219	12,219
Creditors due within one year	-	(32,683)	(32,683)
Total	<u>410,608</u>	<u>317,838</u>	<u>728,446</u>

18. Pension commitments

During the year, the charity has paid over contributions into a defined contribution scheme totalling £763 (2021 - £713). At the balance sheet date £Nil (2021 - £Nil) was outstanding.

19. Related party transactions

During the year, the charity purchased Trustee indemnity insurance at a cost of £483 (2021 - £484).