

**COOPER PATTINSON'S TRUST HOMES**  
**UNAUDITED**  
**TRUSTEES' REPORT AND FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 5 APRIL 2023**

**ArmstrongWatson<sup>®</sup>**  
Accountants, Business & Financial Advisers

# COOPER PATTINSON'S TRUST HOMES

## CONTENTS

	Page
<b>Reference and administrative details of the Charity, its Trustees and advisers</b>	1
<b>Trustees' report</b>	2 - 4
<b>Independent examiner's report</b>	5
<b>Statement of financial activities</b>	6
<b>Balance sheet</b>	7
<b>Notes to the financial statements</b>	8 - 23

**COOPER PATTINSON'S TRUST HOMES**

**REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY, ITS TRUSTEES AND ADVISERS  
FOR THE YEAR ENDED 5 APRIL 2023**

<b>Trustees</b>	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
<b>Charity registered number</b>	502457
<b>Principal office</b>	Rayrigg Estates Limited Rayrigg Road Windermere Cumbria LA23 1BW
<b>Accountants</b>	Armstrong Watson Audit Limited Chartered Accountants James Watson Montgomery Way Rosehill Carlisle Cumbria CA1 2UU
<b>Bankers</b>	National Westminster Bank Plc 2 High Street Windermere Cumbria LA23 1WY

## COOPER PATTINSON'S TRUST HOMES

### TRUSTEES' REPORT FOR THE YEAR ENDED 5 APRIL 2023

The Trustees present their annual report together with the financial statements of the Charity for the year 6 April 2022 to 5 April 2023.

#### **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 manager for whom accommodation is provided in a separate manager's flat within Hunter House. There is also 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 Almhouses 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. During the year a grant of £20,000 was received from the Auxilliary Committee for Retirement Homes Serving Christian Scientists towards new boilers at Hunter House.

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

## COOPER PATTINSON'S TRUST HOMES

### TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 5 APRIL 2023

#### 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.

##### 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 18 in the financial statements) shows that unrestricted free reserves (i.e. excluding tangible fixed assets) amounted to £224,890 (2022 - £237,039) as of 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.

## COOPER PATTINSON'S TRUST HOMES

### TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 5 APRIL 2023

#### 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.

#### 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 year 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: 14 March 2024

# COOPER PATTINSON'S TRUST HOMES

## INDEPENDENT EXAMINER'S REPORT FOR THE YEAR ENDED 5 APRIL 2023

### 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 2023.

#### 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: 

Dated: 19 March 2024

Karen Rae

FCCA

#### Armstrong Watson Audit Limited

Chartered Accountants

Carlisle

COOPER PATTINSON'S TRUST HOMES

STATEMENT OF FINANCIAL ACTIVITIES  
FOR THE YEAR ENDED 5 APRIL 2023

	Note	Restricted funds 2023 £	Unrestricted funds 2023 £	Total funds 2023 £	Total funds 2022 £
<b>Income from:</b>					
Donations and legacies	4	20,000	-	20,000	-
Charitable activities	5	-	158,129	158,129	163,860
Investments	6	-	936	936	22
Other income	7	-	2,061	2,061	1,253
<b>Total income</b>		<b>20,000</b>	<b>161,126</b>	<b>181,126</b>	<b>165,135</b>
<b>Expenditure on:</b>					
Charitable activities	8	14,180	125,416	139,596	102,829
<b>Total expenditure</b>		<b>14,180</b>	<b>125,416</b>	<b>139,596</b>	<b>102,829</b>
<b>Net income</b>		<b>5,820</b>	<b>35,710</b>	<b>41,530</b>	<b>62,306</b>
Transfers between funds	16	(20,000)	20,000	-	-
<b>Total transfers</b>		<b>(20,000)</b>	<b>20,000</b>	<b>-</b>	<b>-</b>
<b>Net movement in funds</b>		<b>(14,180)</b>	<b>55,710</b>	<b>41,530</b>	<b>62,306</b>
<b>Reconciliation of funds:</b>					
Total funds brought forward		396,428	394,324	790,752	728,446
Net movement in funds		(14,180)	55,710	41,530	62,306
<b>Total funds carried forward</b>		<b>382,248</b>	<b>450,034</b>	<b>832,282</b>	<b>790,752</b>

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

The notes on pages 8 to 23 form part of these financial statements.

COOPER PATTINSON'S TRUST HOMES

BALANCE SHEET  
AS AT 5 APRIL 2023

	Note	2023 £	2022 £
<b>Fixed assets</b>			
Tangible assets	12	607,392	553,713
Investments	13	226,860	239,334
		<u>834,252</u>	<u>793,047</u>
<b>Current assets</b>			
Debtors	14	2,560	1,746
Cash at bank and in hand		10,199	10,324
		<u>12,759</u>	<u>12,070</u>
Creditors: amounts falling due within one year	15	(14,729)	(14,365)
<b>Net current liabilities</b>		<u>(1,970)</u>	<u>(2,295)</u>
<b>Total assets less current liabilities</b>		<u>832,282</u>	<u>790,752</u>
<b>Total net assets</b>		<u>832,282</u>	<u>790,752</u>
<b>Charity funds</b>			
Restricted funds	16	382,248	396,428
Unrestricted funds	16	450,034	394,324
<b>Total funds</b>		<u>832,282</u>	<u>790,752</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: 14 March 2024

The notes on pages 8 to 23 form part of these financial statements.

## COOPER PATTINSON'S TRUST HOMES

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 5 APRIL 2023

#### 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.

Grants are included in the Statement of financial activities on a receivable basis. The balance of income received for specific purposes but not expended during the period is shown in the relevant funds on the Balance sheet. Where income is received in advance of entitlement of receipt, its recognition is deferred and included in creditors as deferred income. Where entitlement occurs before income is received, the income is accrued.

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.

## COOPER PATTINSON'S TRUST HOMES

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 5 APRIL 2023

#### 2. Accounting policies (continued)

##### 2.3 Expenditure (continued)

All expenditure is inclusive of irrecoverable VAT.

##### 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 2023

#### 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 2023**

**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 donations and legacies**

	<b>Restricted funds 2023 £</b>	<b>Total funds 2023 £</b>	<i>Total funds 2022 £</i>
Grants	20,000	<b>20,000</b>	-

A grant was received towards boiler refurbishment at Hunter House.

**5. Income from charitable activities**

	<b>Unrestricted funds 2023 £</b>	<b>Total funds 2023 £</b>
Rental income	158,129	<b>158,129</b>

COOPER PATTINSON'S TRUST HOMES

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 5 APRIL 2023

5. Income from charitable activities (continued)

	<i>Unrestricted funds 2022 £</i>	<i>Total funds 2022 £</i>
Rental income	163,860	163,860
	<u>163,860</u>	<u>163,860</u>

6. Investment income

	<b>Unrestricted funds 2023 £</b>	<b>Total funds 2023 £</b>
Bank interest receivable	936	<b>936</b>
	<u>936</u>	<u>936</u>

	<i>Unrestricted funds 2022 £</i>	<i>Total funds 2022 £</i>
Bank interest receivable	22	22
	<u>22</u>	<u>22</u>

7. Other incoming resources

	<b>Unrestricted funds 2023 £</b>	<b>Total funds 2023 £</b>
Miscellaneous income	2,061	<b>2,061</b>
	<u>2,061</u>	<u>2,061</u>

	<i>Unrestricted funds 2022 £</i>	<i>Total funds 2022 £</i>
Miscellaneous income	1,253	1,253
	<u>1,253</u>	<u>1,253</u>

COOPER PATTINSON'S TRUST HOMES

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 5 APRIL 2023

8. Analysis of expenditure on charitable activities

Summary by fund type

	<b>Restricted funds 2023 £</b>	<b>Unrestricted funds 2023 £</b>	<b>Total 2023 £</b>
Rental	14,180	125,416	<b>139,596</b>

	<i>Restricted funds 2022 £</i>	<i>Unrestricted funds 2022 £</i>	<i>Total 2022 £</i>
Rental	14,180	88,649	102,829

Summary by expenditure type

	<b>Staff costs 2023 £</b>	<b>Other costs 2023 £</b>	<b>Total 2023 £</b>
Rental	34,338	105,258	<b>139,596</b>

	<i>Staff costs 2022 £</i>	<i>Other costs 2022 £</i>	<i>Total 2022 £</i>
Rental	32,763	70,066	102,829

9. Analysis of expenditure by activities

	<b>Activities undertaken directly 2023 £</b>	<b>Support costs 2023 £</b>	<b>Total funds 2023 £</b>
Rental	123,487	16,109	<b>139,596</b>

COOPER PATTINSON'S TRUST HOMES

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 5 APRIL 2023

9. Analysis of expenditure by activities (continued)

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

Analysis of direct costs

	<b>Rental 2023 £</b>	<b>Total funds 2023 £</b>
Staff costs	34,338	<b>34,338</b>
Depreciation	19,669	<b>19,669</b>
Rates and water	8,238	<b>8,238</b>
Heat and light	4,297	<b>4,297</b>
General insurance	3,768	<b>3,768</b>
Property repairs	32,298	<b>32,298</b>
Telephone	989	<b>989</b>
Gardening expenses	17,164	<b>17,164</b>
Christmas hampers	1,383	<b>1,383</b>
Assisted telephone services	1,343	<b>1,343</b>
	<u>123,487</u>	<u><b>123,487</b></u>

COOPER PATTINSON'S TRUST HOMES

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 5 APRIL 2023

9. Analysis of expenditure by activities (continued)

Analysis of direct costs (continued)

	<i>Rental 2022 £</i>	<i>Total funds 2022 £</i>
Staff costs	32,763	32,763
Depreciation	18,508	18,508
Rates and water	9,834	9,834
Light and heat	2,825	2,825
Insurance	3,623	3,623
Repairs and maintenance	11,165	11,165
Telephone	729	729
Garden expenses	14,465	14,465
Christmas hampers	906	906
Assisted telephone service	1,303	1,303
	<u>96,121</u>	<u>96,121</u>

Analysis of support costs

	<b>Rental 2023 £</b>	<b>Total funds 2023 £</b>
Advertising	1,000	1,000
General expenses	2,133	2,133
Subscriptions	570	570
Legal and professional fees	7,751	7,751
Bank charges	388	388
Independent examination and accountancy fees	3,784	3,784
Trustees indemnity insurance	483	483
	<u>16,109</u>	<u>16,109</u>

**COOPER PATTINSON'S TRUST HOMES**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 5 APRIL 2023**

**9. Analysis of expenditure by activities (continued)**

**Analysis of support costs (continued)**

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

**10. Staff costs**

	<b>2023 £</b>	<i>2022 £</i>
Wages and salaries	<b>33,000</b>	32,000
Other pension costs	<b>1,338</b>	763
	<b>34,338</b>	32,763
	<b>34,338</b>	32,763

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

	<b>2023 No.</b>	<i>2022 No.</i>
Average employees	<b>1</b>	1
	<b>1</b>	1

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

**11. Trustees' remuneration and expenses**

During the year, no Trustees received any remuneration or other benefits (2022 - £NIL).

During the year ended 5 April 2023, no Trustee expenses have been incurred (2022 - £NIL).

COOPER PATTINSON'S TRUST HOMES

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 5 APRIL 2023

12. Tangible fixed assets

	Freehold property £	Office equipment £	Total £
<b>Cost or valuation</b>			
At 6 April 2022	1,020,578	50,593	1,071,171
Additions	69,507	3,841	73,348
At 5 April 2023	<u>1,090,085</u>	<u>54,434</u>	<u>1,144,519</u>
<b>Depreciation</b>			
At 6 April 2022	468,331	49,127	517,458
Charge for the year	18,973	696	19,669
At 5 April 2023	<u>487,304</u>	<u>49,823</u>	<u>537,127</u>
<b>Net book value</b>			
At 5 April 2023	<u>602,781</u>	<u>4,611</u>	<u>607,392</u>
At 5 April 2022	<u>552,247</u>	<u>1,466</u>	<u>553,713</u>

Included in land and buildings is freehold land at a valuation of £112,296 (2022 - £112,296) which is not depreciated.

13. Fixed asset investments

	Unlisted investments £
<b>Cost or valuation</b>	
At 6 April 2022	239,334
Additions	33
Disposals	(12,507)
At 5 April 2023	<u>226,860</u>
<b>Net book value</b>	
At 5 April 2023	<u>226,860</u>
At 5 April 2022	<u>239,334</u>

**COOPER PATTINSON'S TRUST HOMES**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 5 APRIL 2023**

**14. Debtors**

	<b>2023</b>	<b>2022</b>
	£	£
<b>Due within one year</b>		
Trade debtors	<b>1,050</b>	-
Prepayments and accrued income	<b>1,510</b>	1,746
	<u><b>2,560</b></u>	<u>1,746</u>

**15. Creditors: Amounts falling due within one year**

	<b>2023</b>	<b>2022</b>
	£	£
Trade creditors	<b>3,005</b>	2,615
Other taxation and social security	<b>1,634</b>	1,484
Other creditors	-	1,706
Accruals and deferred income	<b>10,090</b>	8,560
	<u><b>14,729</b></u>	<u>14,365</u>

At the year end date deferred income amounting to £6,250 (2022 - £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 2023

16. Statement of funds

Statement of funds - current year

	Balance at 6 April 2022 £	Income £	Expenditure £	Transfers in/out £	Balance at 5 April 2023 £
<b>Unrestricted funds</b>					
<b>Designated funds</b>					
Extraordinary repair fund	10,392	14,736	(18,031)	-	7,097
Cyclical maintenance fund	113,991	24,096	(9,614)	-	128,473
Building development fund	15,540	-	-	-	15,540
Repair and maintenance fund	47,137	16,632	(4,653)	-	59,116
	<u>187,060</u>	<u>55,464</u>	<u>(32,298)</u>	<u>-</u>	<u>210,226</u>
	Balance at 6 April 2022 £	Income £	Expenditure £	Transfers in/out £	Balance at 5 April 2023 £
<b>General funds</b>					
General Funds - all funds	<u>207,264</u>	<u>105,662</u>	<u>(93,118)</u>	<u>20,000</u>	<u>239,808</u>
<b>Total Unrestricted funds</b>	<u>394,324</u>	<u>161,126</u>	<u>(125,416)</u>	<u>20,000</u>	<u>450,034</u>
	Balance at 6 April 2022 £	Income £	Expenditure £	Transfers in/out £	Balance at 5 April 2023 £
<b>Restricted funds</b>					
Mrs G M Pattinson	12,447	-	(420)	-	12,027
Estate of Mrs A L Jequier (1)	266,489	-	(9,660)	-	256,829
Estate of Mrs A L Jequier (2)	99,750	-	(3,390)	-	96,360
Estate of Mrs A L Jequier (3)	17,742	-	(710)	-	17,032
Boiler fund	-	20,000	-	(20,000)	-
	<u>396,428</u>	<u>20,000</u>	<u>(14,180)</u>	<u>(20,000)</u>	<u>382,248</u>
<b>Total of funds</b>	<u><u>790,752</u></u>	<u><u>181,126</u></u>	<u><u>(139,596)</u></u>	<u><u>-</u></u>	<u><u>832,282</u></u>

## COOPER PATTINSON'S TRUST HOMES

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 5 APRIL 2023

#### 16. 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 accomodation known as Hunter House.

Estate of Mrs A L Jequier (2) - provision of residential accomodation 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).

Boiler fund - provision of new boilers at Hunter House. The full amount of the grant was expended in line with the grant's terms and conditions hence the grant has been transferred to unrestricted funds via a transfer between funds to be amortised over the same period as the depreciation charge on the assets.

##### 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 £614 per unit per annum. An amount of £14,736 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 £1,004 per unit per annum. An amount of £24,096 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 £693 per unit per annum. An amount of £16,632 has been transferred to the repair and maintenance fund from the general funds during the year.

COOPER PATTINSON'S TRUST HOMES

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 5 APRIL 2023

16. Statement of funds (continued)

	<i>Balance at 6 April 2021</i>	<i>Income</i>	<i>Expenditure</i>	<i>Balance at 5 April 2022</i>
	£	£	£	£
<b>Unrestricted funds</b>				
<b>Designated funds</b>				
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>187,060</u>
	<i>Balance at 6 April 2021</i>	<i>Income</i>	<i>Expenditure</i>	<i>Balance at 5 April 2022</i>
	£	£	£	£
<b>General funds</b>				
General Funds - all funds	169,221	115,527	(77,484)	207,264
	<u>169,221</u>	<u>115,527</u>	<u>(77,484)</u>	<u>207,264</u>
<b>Total Unrestricted funds</b>	<u>317,838</u>	<u>165,135</u>	<u>(88,649)</u>	<u>394,324</u>
	<i>Balance at 6 April 2021</i>	<i>Income</i>	<i>Expenditure</i>	<i>Balance at 5 April 2022</i>
	£	£	£	£
<b>Restricted funds</b>				
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>396,428</u>
	<i>Balance at 6 April 2021</i>	<i>Income</i>	<i>Expenditure</i>	<i>Balance at 5 April 2022</i>
	£	£	£	£
<b>Total of funds</b>	<u><u>728,446</u></u>	<u><u>165,135</u></u>	<u><u>(102,829)</u></u>	<u><u>790,752</u></u>

COOPER PATTINSON'S TRUST HOMES

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 5 APRIL 2023

17. Summary of funds

Summary of funds - current year

	Balance at 6 April 2022 £	Income £	Expenditure £	Transfers in/out £	Balance at 5 April 2023 £
Designated funds	187,060	55,464	(32,298)	-	210,226
General funds	207,264	105,662	(93,118)	20,000	239,808
Restricted funds	396,428	20,000	(14,180)	(20,000)	382,248
	<u>790,752</u>	<u>181,126</u>	<u>(139,596)</u>	<u>-</u>	<u>832,282</u>

Summary of funds - prior 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
	<u>728,446</u>	<u>165,135</u>	<u>(102,829)</u>	<u>790,752</u>

18. Analysis of net assets between funds

Analysis of net assets between funds - current year

	Restricted funds 2023 £	Unrestricted funds 2023 £	Total funds 2023 £
Tangible fixed assets	382,248	225,144	607,392
Fixed asset investments	-	226,860	226,860
Current assets	-	12,759	12,759
Creditors due within one year	-	(14,729)	(14,729)
<b>Total</b>	<u>382,248</u>	<u>450,034</u>	<u>832,282</u>

**COOPER PATTINSON'S TRUST HOMES**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 5 APRIL 2023**

**18. Analysis of net assets between funds (continued)**

**Analysis of net assets between funds - prior year**

	<i>Restricted funds 2022 £</i>	<i>Unrestricted funds 2022 £</i>	<i>Total funds 2022 £</i>
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)
	396,428	394,324	790,752
<b>Total</b>	<b>396,428</b>	<b>394,324</b>	<b>790,752</b>

**19. Pension commitments**

During the year, the charity has paid over contributions into a defined contribution scheme totalling £1,338 (2022 - £763). At the balance sheet date £Nil (2022 - £Nil) was outstanding.

**20. Related party transactions**

During the year, the charity purchased Trustee indemnity insurance at a cost of £483 (2022 - £483).