

CHARITY COMMISSION

Cooper Pattinson's Trust Homes

Registration number: 502457

**Annual Report and Financial
Statements**

5 April 2025



Cooper Pattinson's Trust Homes

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Cooper Pattinson's Trust Homes
Reference and Administrative Details

Charity name	Cooper Pattinson's Trust Homes
Charity registration number	502457
Principal office	Rayriggs Estates Ltd Rayrigg Road Windermere LA23 1BW LA23 1BW
Registered office	Rayriggs Estates Ltd Rayrigg Road Windermere LA23 1BW LA23 1BW
Trustees	Mrs D R Matthews Mrs J M Leigh (appointed 17 December 2024) Mr M G P Matthews Mrs B M Hibbert (appointed 10 August 2024) Mr P G Matthews (resigned 1 June 2024) Mr A D Bromley (resigned 1 September 2024)
Accountant	Dodd & Co Limited FIFTEEN Rosehill Montgomery Way Rosehill Estate CARLISLE CA1 2RW

Cooper Pattinson's Trust Homes
Trustees' Report for the Year Ended 5 April 2025

The financial statements have been prepared in accordance with the accounting policies set out in the notes to the accounts and comply with the charity's governing document, the Charities Act 2011 and 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.

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 Westmorland and Furness District and who are preferably:

- Christian Scientists, or
- persons who have resided in the Westmorland and Furness 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 Westmorland and Furness 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 warden / manager's flat within Hunter House. There is also a part time self-employed 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 Almhouse 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.

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.

Cooper Pattinson's Trust Homes
Trustees' Report for the Year Ended 5 April 2025

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 £293,449 (2024 - £263,770) 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 1969.

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

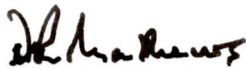
The Trustees consider the Board of Trustees as comprising the key management personnel of the charity in charge of directing and controlling the charity and running and operating the charity on a day to day basis. All Trustees give of their time freely and no Trustee remuneration was paid in the year. Details of Trustee expenses and related party transactions are disclosed in note 7 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.

Approved by the Trustees on 23 January 2026 and signed on their behalf by:



Mrs D R Matthews
Trustee



Mr M G P Matthews
Trustee

Cooper Pattinson's Trust Homes

Trustees' Responsibilities in relation to the Financial Statements

The trustees are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards.

The law applicable to charities in England and 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 the incoming resources and application of resources of the charity 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 in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- 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 proper accounting records that 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 as amended by the Charities Act 2022, the Charity (Accounts and Reports) Regulations and the provisions of the trust deed. They are responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

**Independent Examiner's Report to the Trustees of
Cooper Pattinson's Trust Homes**

I report on the accounts of the charity for the year ended 5 April 2025, which are set out on pages 6 to 17.

Your attention is drawn to the fact that the Charity has prepared the financial statements in accordance with Accounting and Reporting by 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 since been withdrawn.

We 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 2019.

Respective responsibilities of trustees and examiner

The Charity's trustees are responsible for the preparation of the accounts. The trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 as amended by the Charities Act 2022 (the Act) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the Act;
- follow the procedures laid down in the General Directions given by the Charity Commission under section 145 (5) (b) of the Act; and
- state whether particular matters have come to my attention.

Basis of independent examiner's report

My examination was carried out in accordance with the General Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statement below.

Independent examiner's statement

In connection with my examination, no matter has come to my attention:

- (1) which gives me reasonable cause to believe that in any material respect the requirements:
 - to keep accounting records in accordance with section 130 of the Charities Act 2011 as amended by the Charities Act 2022; and
 - to prepare accounts which accord with the accounting records, comply with the accounting requirements of the Act

have not been met; or

- (2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.


.....
Joanne Thomlinson FCA
Dodd & Co Limited
Chartered Accountants

23 January 2026

FIFTEEN Rosehill
Montgomery Way
Rosehill Estate
CARLISLE
CA1 2RW

Cooper Pattinson's Trust Homes
Statement of Financial Activities for the Year Ended 5 April 2025

	Unrestricted Funds	Restricted Funds	Total Funds 2025	Total Funds 2024
Note	£	£	£	£
Income and endowments from:				
Donations and legacies	2	-	-	8,000
Investment income	3	3,725	3,725	2,867
Charitable activities	4	163,554	163,554	160,932
Total income		<u>167,279</u>	<u>167,279</u>	<u>171,799</u>
Expenditure on:				
Charitable activities		144,688	14,180	158,868
Total expenditure		<u>144,688</u>	<u>14,180</u>	<u>132,023</u>
Net incoming resources before transfers		22,591	(14,180)	8,411
Transfers				
Gross transfers between funds		-	-	-
Net movements in funds		22,591	(14,180)	8,411
Reconciliation of funds				
Total funds brought forward		503,990	368,068	872,058
Total funds carried forward		<u><u>526,581</u></u>	<u><u>353,888</u></u>	<u><u>880,469</u></u>

The notes on pages 8 to 17 form an integral part of these financial statements.

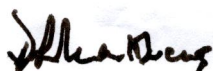
Cooper Pattinson's Trust Homes

Balance Sheet as at 5 April 2025

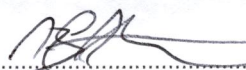
	Note	2025		2024	
		£	£	£	£
Fixed assets					
Tangible assets	11		587,020		608,288
Investments	12		300,366		273,144
			887,386		881,432
Current assets					
Debtors	13	3,222		2,385	
Cash at bank and in hand		10,341		10,393	
		13,563		12,778	
Creditors: Amounts falling due within one year	14	(20,480)		(22,152)	
Net current liabilities			(6,917)		(9,374)
Net assets			880,469		872,058
The funds of the charity:					
Restricted funds			353,888		368,068
Unrestricted funds					
Unrestricted income funds			526,581		503,990
Total charity funds			880,469		872,058

The financial statements have been prepared in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

Approved by the Board on 23 January 2026 and signed on its behalf by:



.....
Mrs D R Matthews
Trustee



.....
Mr M G P Matthews
Trustee

The notes on pages 8 to 17 form an integral part of these financial statements.

Cooper Pattinson's Trust Homes

Notes to the Financial Statements for the Year Ended 5 April 2025

1 Accounting policies

Statement of compliance

The accounts (financial statements) have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant note(s) to these accounts. The financial statements have been prepared in accordance with the second edition of the Charities Statement of Recommended Practice issued in October 2019, the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and the Charities Act 2011 as amended by the Charities Act 2022.

The accounts (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 Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

Basis of preparation

The charity 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 notes.

Going concern

These financial statements have been prepared on a going concern basis.

Fund accounting policy

Unrestricted income funds are general funds that are available for use at the trustees' discretion in furtherance of the objectives of the charity.

Restricted funds are those donated for use in a particular area or for specific purposes, the use of which is restricted to that area or purpose.

Designated funds are unrestricted funds set aside at the discretion of the trustees for specific purposes.

Further details of each fund are disclosed in note 17.

Income and endowments

Donations and legacies including donations, legacies and grants that provide core funding or are of a general nature are recognised where there is entitlement, probability of receipt and the amount can be measured with sufficient reliability.

Income from Government and other grants, whether 'capital' grants or 'revenue' grants, is recognised when the charity has entitlement to the funds, any performance conditions attached to the grants have been met, it is probable that the income will be received and the amount can be measured reliably and is not deferred.

Investment income is recognised on a receivable basis.

Income from charitable activities includes income recognised as earned (as the related goods or services are provided) under contract.

Expenditure

Liabilities are recognised as soon as there is a legal or constructive obligation committing the charity to the expenditure. All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category.

Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

Cooper Pattinson's Trust Homes

Notes to the Financial Statements for the Year Ended 5 April 2025

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Fixed assets

Individual fixed assets costing £100 or more are initially recorded at cost.

Depreciation

Depreciation is provided on tangible fixed assets so as to write off the cost or valuation, less any estimated residual value, over their expected useful economic life as follows:

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

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

Cash and Cash Equivalents

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

Investments

Fixed asset investments are included at market value at the balance sheet date.

Realised gains and losses on investments are calculated as the difference between sales proceeds and their market value at the start of the year, or their subsequent cost, and are charged or credited to the statement of the financial activities in the period of disposal.

Unrealised gains and losses represent the movement in market values during the year and are credited or charged to the statement of financial activities based on the market value at the year end.

Pensions

The charity operates a defined contribution pension scheme. Contributions are charged in the statement of financial activities as they become payable in accordance with the rules of the scheme.

2 Donations and legacies

	Unrestricted Funds £	Restricted Funds £	Total Funds 2025 £	Total Funds 2024 £
Donations and legacies				
Grants - other agencies	-	-	-	8,000

All of the donations and legacies income in 2024 related to restricted funds.

3 Investment income

	Unrestricted Funds £	Restricted Funds £	Total Funds 2025 £	Total Funds 2024 £
Interest on cash deposits	3,725	-	3,725	2,867

All of the investment income in 2024 related to unrestricted funds.

Cooper Pattinson's Trust Homes
Notes to the Financial Statements for the Year Ended 5 April 2025

..... continued

4 Charitable activities

	Unrestricted Funds £	Restricted Funds £	Total Funds 2025 £	Total Funds 2024 £
Charitable activities				
Rental income	161,281	-	161,281	158,092
Other income	2,273	-	2,273	2,840
	<u>163,554</u>	<u>-</u>	<u>163,554</u>	<u>160,932</u>

All of the income from charitable activities in 2024 related to unrestricted funds.

5 Expenditure

	Charitable activities £	Total 2025 £	Total 2024 £
Direct costs			
Employment costs	34,337	34,337	35,388
Water rates	12,470	12,470	8,524
Light, heat and power	4,909	4,909	4,814
Insurance	4,604	4,604	4,351
Repairs and maintenance	42,717	42,717	24,165
Telephone and fax	1,028	1,028	968
Gardening expenses	21,070	21,070	18,095
Christmas hampers	1,428	1,428	1,458
Assisted telephone services	2,651	2,651	1,483
Depreciation of freehold property	19,787	19,787	20,016
Depreciation of office equipment	1,481	1,481	1,173
	<u>146,482</u>	<u>146,482</u>	<u>120,435</u>
Support costs			
Subscriptions	1,421	1,421	1,708
Sundry expenses	1,543	1,543	2,359
Advertising	325	325	875
Accountancy fees	4,290	4,290	3,690
Independent examiner's fee	480	480	750
Trustees indemnity insurance	395	395	483
Legal and professional fees	3,789	3,789	1,350
Bank charges	143	143	373
	<u>12,386</u>	<u>12,386</u>	<u>11,588</u>
	<u>158,868</u>	<u>158,868</u>	<u>132,023</u>

Of the expenditure in 2024 £117,843 related to unrestricted funds and £14,180 related to restricted funds.

Cooper Pattinson's Trust Homes
Notes to the Financial Statements for the Year Ended 5 April 2025

..... continued

6 Governance costs

	2025	2024
	£	£
Trustees indemnity insurance	395	483
Accountancy fees - 2024	930	3,690
Accountancy fees - 2025	3,360	-
Independent examiner's fee	480	750
Legal and professional fees	3,789	1,350
	<u>8,954</u>	<u>6,273</u>

7 Trustees' remuneration and expenses

The total amount of expenses reimbursed to 1 Trustee for travel was £25 (2024 - £0).

8 Net incoming resources

Net incoming resources is stated after charging:

	2025	2024
	£	£
Depreciation of owned assets	<u>21,268</u>	<u>21,189</u>

9 Employees' remuneration

The monthly average number of persons (including senior management) employed by the charity during the year was as follows:

	2025	2024
	No.	No.
Charitable activities	<u>1</u>	<u>1</u>

The aggregate payroll costs of these persons were as follows:

	2025	2024
	£	£
Wages and salaries	32,999	35,388
Other pension costs	1,338	-
	<u>34,337</u>	<u>35,388</u>

No employee received emoluments of more than £60,000 during the year (2024 - No. 0).

Cooper Pattinson's Trust Homes
Notes to the Financial Statements for the Year Ended 5 April 2025

..... continued

10 Taxation

The registered charity is exempt from taxation on income and gains.

11 Tangible fixed assets

	Freehold property £	Furniture and equipment £	Total £
Cost			
As at 6 April 2024 and 5 April 2025	<u>1,109,864</u>	<u>56,740</u>	<u>1,166,604</u>
Depreciation			
As at 6 April 2024	507,320	50,996	558,316
Charge for the year	19,787	1,481	21,268
As at 5 April 2025	<u>527,107</u>	<u>52,477</u>	<u>579,584</u>
Net book value			
As at 5 April 2025	<u>582,757</u>	<u>4,263</u>	<u>587,020</u>
As at 5 April 2024	<u>602,544</u>	<u>5,744</u>	<u>608,288</u>

12 Investments held as fixed assets

	Other investments £
Market value	
As at 6 April 2024	273,144
Additions	27,222
As at 5 April 2025	<u>300,366</u>
Net book value	
As at 5 April 2025	<u>300,366</u>
As at 5 April 2024	<u>273,144</u>

All investment assets were held in the UK.

13 Debtors

	2025 £	2024 £
Trade debtors	1,050	650
Prepayments and accrued income	2,172	1,735
	<u>3,222</u>	<u>2,385</u>

Cooper Pattinson's Trust Homes
Notes to the Financial Statements for the Year Ended 5 April 2025

..... continued

14 Creditors: Amounts falling due within one year

	2025	2024
	£	£
Trade creditors	8,961	10,080
Taxation and social security	1,429	1,682
Accruals and deferred income	10,090	10,390
	<u>20,480</u>	<u>22,152</u>

15 Pension scheme

Defined contribution pension scheme

The charity operates a defined contribution pension scheme. The pension cost charge for the period represents contributions payable by the charity to the scheme and amounted to £1,338 (2024 - £nil).

There were no outstanding or prepaid contributions at either the beginning or end of the financial year.

16 Related parties

Controlling entity

The charity is controlled by the trustees.

Cooper Pattinson's Trust Homes

Notes to the Financial Statements for the Year Ended 5 April 2025

..... continued

17 Analysis of funds

	At 6 April 2024	Incoming resources	Resources expended	At 5 April 2025
	£	£	£	£
Designated Funds				
Extraordinary repair	13,070	16,952	(5,947)	24,075
Cyclical maintenance	146,072	27,716	(21,732)	152,056
Building development	15,540	-	-	15,540
Repair and maintenance	69,922	19,136	(15,038)	74,020
	<u>244,604</u>	<u>63,804</u>	<u>(42,717)</u>	<u>265,691</u>
General Funds				
General funds	<u>259,386</u>	<u>103,475</u>	<u>(101,971)</u>	<u>260,890</u>
Restricted Funds				
Mrs G M Pattinson	11,607	-	(420)	11,187
Estate of Mrs A L Jequier (1)	247,169	-	(9,660)	237,509
Estate of Mrs A L Jequier (2)	92,970	-	(3,390)	89,580
Estate of Mrs A L Jequier (3)	16,322	-	(710)	15,612
	<u>368,068</u>	<u>-</u>	<u>(14,180)</u>	<u>353,888</u>
	<u><u>872,058</u></u>	<u><u>167,279</u></u>	<u><u>(158,868)</u></u>	<u><u>880,469</u></u>

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 £652 per unit per annum. An amount of £16,952 (2024 - £15,648) has been allocated to the extraordinary repair fund from the general fund 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 the unrestricted charitable funds is set at the Almshouses Association recommended minimum level of £1,066 per unit per annum. An amount of £27,716 (2024 - £25,584) 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 £736 per unit per annum. An amount of £19,136 (2024 - £17,664) 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 2025

..... *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 a 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 Llywellyn Cottages.

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

Cooper Pattinson's Trust Homes

Notes to the Financial Statements for the Year Ended 5 April 2025

..... continued

Prior period

	At 6 April 2023	Incoming resources	Resources expended	Transfers	At 5 April 2024
	£	£	£	£	£
Designated Funds					
Extraordinary repair	7,097	15,648	(9,675)	-	13,070
Cyclical maintenance	128,473	25,584	(7,985)	-	146,072
Building development	15,540	-	-	-	15,540
Repair and maintenance	59,116	17,664	(6,858)	-	69,922
	<u>210,226</u>	<u>58,896</u>	<u>(24,518)</u>	<u>-</u>	<u>244,604</u>
General Funds					
Unrestricted income fund	<u>239,808</u>	<u>104,903</u>	<u>(93,325)</u>	<u>8,000</u>	<u>259,386</u>
Restricted Funds					
Mrs G M Pattinson	12,027	-	(420)	-	11,607
Estate of Mrs A L Jequier (1)	256,829	-	(9,660)	-	247,169
Estate of Mrs A L Jequier (2)	96,360	-	(3,390)	-	92,970
Estate of Mrs A L Jequier (3)	17,032	-	(710)	-	16,322
Refurbishment fund	-	8,000	-	(8,000)	-
	<u>382,248</u>	<u>8,000</u>	<u>(14,180)</u>	<u>(8,000)</u>	<u>368,068</u>
	<u>832,282</u>	<u>171,799</u>	<u>(132,023)</u>	<u>-</u>	<u>872,058</u>

Cooper Pattinson's Trust Homes

Notes to the Financial Statements for the Year Ended 5 April 2025

..... continued

18 Net assets by fund

	Unrestricted Funds	Restricted Funds	Total Funds 2025	Total Funds 2024
	£	£	£	£
Tangible assets	233,132	353,888	587,020	608,288
Investments	300,366	-	300,366	273,144
Current assets	13,563	-	13,563	12,778
Creditors: Amounts falling due within one year	(20,480)	-	(20,480)	(22,152)
Net assets	<u>526,581</u>	<u>353,888</u>	<u>880,469</u>	<u>872,058</u>

Prior period

	Unrestricted Funds	Restricted Funds	Total Funds 2024	Total Funds 2023
	£	£	£	£
Tangible fixed assets	240,220	368,068	608,288	607,392
Fixed asset investments	273,144	-	273,144	226,860
Current assets	12,778	-	12,778	12,759
Creditors: Amounts falling due within one year	(22,152)	-	(22,152)	(14,729)
Net assets	<u>503,990</u>	<u>368,068</u>	<u>872,058</u>	<u>832,282</u>