

Company registration number: 03285642  
Charity registration number: 1074448

# **Helmsley Walled Garden Limited**

(A company limited by guarantee)

Annual Report and Financial Statements  
For the year ended 30 November 2020



## **Table of Contents**

Reference and Administrative Details	1
Trustees' Report	1
Independent Examiner's Report	12
Statement of Financial Activities	14
Balance Sheet	15
Notes to the Financial Statements	16-29

## **Trustees' Report**

The trustees, who are directors for the purposes of company law, present the annual report together with the financial statements of the charitable company for the year ended 30 November 2020.

## **Reference and administrative details**

### **Trustees**

P Crabtree (Chairman)  
L M Allen  
S Barstow  
J A Batty  
D Brewster  
N B Holroyd  
C L Lawton  
E J Parker  
Dr J R Strang

**Company registration number:** 03285642

**Charity registration number:** 1074448

### **Registered office**

Helmsley Walled Garden  
Cleveland Way  
Helmsley  
York  
YO62 5AH

## **Objectives and activities**

The Memorandum and Articles of Association of the Charity detail its charitable objectives, being;

- To advance the education of the public in all matters relating to horticulture, gardening skills and therapeutic horticulture; and
- In particular, to advance the education and training of young persons and those with learning or physical disabilities in all such matters; and
- To restore, preserve and maintain the walled garden of Helmsley in Yorkshire for the benefit of the public, as a working garden.

The Trustees are able to confirm the charity's activities are conducted in accordance with the requirements of Section 4 of the Charities Act 2011 and the fulfilment of the Public Benefit provision and guidance published by the Charity Commission for England and Wales.

Like other charities, our challenge over the past 12 months has been to deal with the impact of the coronavirus pandemic on our activities and to ensure that our governance and financial management accord with the best practice advice provided by the Charity Commission. We have also sought to maximise the opportunities afforded to implement other parts of our business plan during the periods in lockdown when our activities such as opening the Garden to the public and volunteers have had to be on hold.

### **Objectives and activities (continued)**

Following the Government's announcement of the first lockdown on 23 March 2020 we established an Emergency Sub Committee of Trustees on 26 March 2020 (with delegated powers from the Board), to oversee all aspects of the Garden's activities and to closely monitor expenditure, and thereby ensuring the financial safeguarding of the charity through a programme of fundraising to offset the loss of projected visitor and rental income arising from the closure of the garden. We also took steps to safeguard the future of the Vine House Cafe (which is a key part of our attraction) by pausing their rental payments. In so doing, we took full account of the safety measures introduced by Government and the advice provided by the Charity Commission. We were also able to focus on a number of other key tasks relating to the organisation and operation of the Garden. These are described in more detail below. The full Board resumed its activities once the lockdown ended at the beginning of August. All Board and Working Group meetings have taken place by Zoom.

### **Structure, governance and management**

Over the past year we have strengthened the Board of Trustees through the appointment of Claire Lawton who brings with her a wealth of experience of accounting, business support and of working with other charities and John Batty who has a strong background in finance and property development. We have also established a stronger organisational structure in order to support our Garden Manager, June Tainsh, and our Marketing Manager, Tricia Harris, in the future development of the garden.

This has led to the establishment of four groups which provide oversight to our marketing, finance, building development and governance activities. We are therefore embarking on an ambitious programme for the development of the garden and the expansion of our volunteer activity as part of our core ethos as a sustainable therapeutic garden.

### **Recruitment and Appointment of Trustees**

During the last three years, there has been a targeted recruitment and appointment process for Trustees to help ensure there is an appropriate mix of skills, knowledge, and experience amongst the Board. During that time, the recruitment process has helped secure greater diversity within the Board including two Trustees who are garden volunteers.

Succession planning is an ongoing activity, and the recruitment processes we use will continue to be reviewed and updated so that we attract potential Trustees from as diverse a range of backgrounds and experience as possible. In particular, we shall continue to work towards ensuring the best possible balance of gender, ethnicity, disability, and age. All Trustees have a role description and participate in an annual review of their contribution to the Garden and the effectiveness of the Board.

In the first instance Trustees (who are also Board members), are appointed for a period of three years thereby ensuring rotation and succession. The skill mix of Board members reflects the main priorities of the Garden as identified in the Business Plan.

A profile of the Board members can be found on our website ([www.helmsleywalledgarden.org.uk](http://www.helmsleywalledgarden.org.uk)). We are blessed with a very experienced Board with a wealth of senior level experience from the private, voluntary, and public sectors. Potential Trustees meet the Chair and Garden Manager to learn about the work of the Board and the exciting opportunities ahead. Appointments are initially confirmed by the Board and ratified at the AGM. All Trustees are provided with an induction pack and an induction meeting.

## Developing the Garden in 2020

For the first time we approved a Business Plan which defines our priorities and sets out a programme of key activities until 2023. This is accompanied by a Risk Register against which we can assess the priority and impact of our actions.

Our Mission is;

*“To work in partnership with our community of supporters to become a leading provider of social and therapeutic horticultural activities, an inspirational garden, an important visitor destination and a centre of horticultural excellence”.*

The garden remains faithful to the aims of its founder Alison Ticehurst, whilst reinterpreting her vision in a way that reflects the changes in society in the 25 years since the Garden’s inception.

Our Vision is of a garden that:

- creates a space of beauty, calm and enjoyment;
- provides a range of social and therapeutic horticultural activities for people of all abilities;
- provides a wide range of opportunities for people to be inspired by and learn about sustainable horticulture and gardening;
- fulfils its potential as one of Yorkshire’s most inspirational gardens, a key heritage and visitor attraction and a significant contributor to the economy of Helmsley and surrounding area;
- maintains and develops the garden’s heritage buildings.

Our values are demonstrated through:

- a welcoming, respectful, and inclusive attitude to visitors, staff, volunteers, Trustees, and everyone who comes into contact with the Garden;
- placing therapeutic horticulture at the core of our work;
- respect for the environment, culture, and landscape in which the garden is located;
- a commitment to excellence in all aspects of our operation through prudent management and strong governance.

We have now established four Working Groups with delegated responsibilities and terms of reference set out by the Board. These comprise of a mix of Trustees and garden staff to oversee the implementation of the business plan and are as follows;

- Vision/Marketing
- Finance and Grants
- Buildings
- Governance

Each is chaired by a Trustee and report to the Board. The Garden Manager is a member of each Group.

## The Garden and our Volunteers

The Garden and our volunteers lie at the heart of everything we do and make a significant contribution to their "wellbeing" and the local economy.

During lockdown, our volunteers were unable to work in the Garden and two of our staff were on furlough leave so the weeds began to take over despite the best efforts of our Garden Manager, June, when she wasn't engaged in supporting volunteers and fundraising, so it was a major task to get the Garden ready for visitors when lockdown ended on 31 July.

The success of the efforts of our staff and volunteers can be gauged from the comments of visitors.

*"An army of volunteers were busy restoring the gardens to their former beauty following lockdown. Lovely formal gardens. All very accessible and well organised. Lovely cafe with plenty of outdoor seating."*

*"The Helmsley Walled Gardens were truly the highlight of our trip to York. We'd booked a visit as we were going to be exploring other places in Helmsley, but truth be told it was the place we were least excited about - how wrong we were proven to be. We absolutely loved these stunning gardens."*

*They offer the best views of Helmsley Castle by far (and if you're going to just do one - then the gardens are by far more spectacular than the grounds of the castle).*

*The staff were all incredible, they're so friendly and passionate about what they do. I also hadn't realised they were a charity prior to visiting, so you can also feel good about going here and supporting a great cause. We spent some time chatting with one of the gardeners and found out all about the support they provide for adults with various disabilities, providing therapy through gardening.*

*We will certainly be back any chance we can get!"*

We also undertook a wide range of other initiatives which has included the renovation of the pond (with help from conservation experts from the North York Moors National Park), thereby slowing the water leakage and helping to conserve our water usage, extended our composting activities and use the compost on our kitchen garden. Both these projects reflect our commitment to sustainable gardening as does the delayed construction of the new Wildlife Garden and pond, which will add further biodiversity, and has been supported by the Finnis Scott Foundation. This will widen the appeal of our attraction to families and young people.

The cold frames are an established part of the Garden but have remained unused for some time pending the availability of funding for their renovation. Fortunately, an anonymous local donor came forward last year and this contribution will fund the repainting and the installation of safety glass. Their restoration will help support volunteer activities in our plant propagation programme and enable us to grow more of our own plants for use in the Garden and for sale. We have developed and substantially extended our iris border, involving volunteers in every aspect of this activity, including propagating healthy plants to sell in 2021. The WHICH funded penstemon trial is also on display providing added interest to volunteers and visitors.

Also, we have a wide variety of fruit trees and work closely with the Kirkbymoorside juicing project who take our apples and turn them into juice, charging a small amount per bottle to fund that charity and enabling us to sell the juice from the kiosk and add to our income.

### The Garden and our Volunteers (continued)

The launch of our *#Over the Garden Gate* initiative in 2019 has had a massive impact and we have attracted funding from the Brelms Trust (£15k over three years), Jack Brunton (£2k) and Charles & Elsie Sykes (£3k) towards therapeutic horticulture and have an additional 23 new volunteers, mostly from the Ryedale area, many of whom face a range of challenges, including learning difficulties, high level autism, dementia, social isolation, and depression. In order to provide support and contact in the period when volunteers have been unable to come to the Garden, volunteers have enjoyed weekly virtual coffee mornings, seeing short videos and photographs of the garden together. We have also started our evaluation of our horticultural therapy work to include testimonials, evaluation wheel and video clips.

We have also been successful in receiving support from the Women's Farm and Gardens Association Bursary scheme which provides finance for 12 months to pay for a trainee to work for us two days per week. We also support a work placement student from Askham Bryan College on one day a week.

In addition to their garden activities, volunteers also make a massive contribution to the garden by looking after the entry kiosk, shop and till system and by maintaining our buildings, fountains, and pond.

What our Volunteers say;

*'When we're in lockdown I realise that probably the most important thing I miss is the community of the garden and all the different sorts of people who gather there over the weeks from around the area.'*

*'Having something positive to focus on and help move forward has been very important and working in a relaxing and beautiful location has provided much needed relief from the stress of the times.'*

*'There is a great feeling of doing something worthwhile as well as a nice friendship base. I have learned a lot over the years and feel confident propagating and doing other tasks in the garden. Between us we make a huge difference enhancing a lovely garden.'*

### Our Buildings and Glasshouses

One of our biggest challenges relates to the ongoing repair and maintenance of our buildings and glasshouses and to raise the funding required for this. In total, we estimate that we will need to spend a minimum of £250,000 over the next few years to keep the buildings in a good state of repair. We now plan to begin this task by installing a new heating system in the Vine House Cafe (thereby supporting opening during the winter months), together with the shop and office area, and replacing the pantiles on the northern elevation of the bothy/ cafe area. We will also focus our attention on a major upgrade and repairs to the Orchid House which will provide a base for our volunteers as well as warm accommodation for events and courses. We expect to start fundraising for this project in early 2021.

### Tackling the Coronavirus Pandemic

Last Spring, we had planned a programme of events focussed on the launch of the Secret Garden film (parts of which had been shot on location in the Garden) and then suddenly the nation was in lockdown. It was not possible to open the Garden as we had hoped.

The Board responded immediately by taking measures to close the garden to volunteers, furlough appropriate staff, exercise strict control over finances and prepare cash flow forecasts to illustrate the scale of the challenge we faced in securing the future of the Garden given the loss of income from visitors and sales from the shop and of plants. The Board ceased to meet physically, and all subsequent meetings took place via Zoom.

### Tackling the Coronavirus Pandemic (continued)

An Emergency Sub Committee was established to closely monitor income and expenditure, look at securing additional income and to oversee any personnel issues. A strategy for raising income from Government Grants, other grant making bodies, and a Local Giving campaign was agreed. The Sub Committee met regularly during lockdown and we were fortunate in securing support from a wide range of organisations including Ryedale District Council, Helmsley Town Council, the Heritage Lottery Fund, and the Gillham Charitable Trust. Additionally, we were able to secure a Bounce Back loan of £50,000 and received £10,000 from the Government Small Business Resilience Grants Programme.

However, our greatest success was our own Local Giving fundraising appeal where supporters could “purchase” a square metre of the Garden to show their support. This exceeded our £50,000 target. The impact of these efforts can be seen in the Financial Review section below but within three months we were able to confirm that we had secured sufficient funding to ensure the Gardens future until at least 2022.

The welcome and unexpected success of our Local Giving campaign highlighted the high regard and affection which our supporters have for the Garden and we received some lovely testaments to this during the campaign including;

*‘I love this secretive, charming garden’.*

*‘We love Helmsley Walled Garden and can't wait to have the opportunity to return.’*

*‘Looking forward to being able to sit and admire my piece of heaven’.*

*‘Hoping this goes a little way to supporting this excellent project and beautiful garden.’*

Fortunately, the pandemic receded for a short while during the summer months, and we were able to introduce appropriate COVID safeguarding measures which allowed our Volunteers to return and to get the Garden ready for reopening to visitors on 1st August. We remained open until the end of October and had hoped to open this year with more limited hours during the winter period but unfortunately this did not take place due to further lockdowns.

Following reopening one of our visitors commented;

*“Helpful staff and a sensible one-way system ensured we enjoyed all the different corners of this lovely garden, largely run by volunteers. A pleasant place to stroll, admire the plants and observe all the different ideas used to attract wildlife.”*

### Our Staff

The contribution and dedication of our staff has been a key to our success in ensuring a healthy future for the Garden and, in particular its spectacular appearance and appeal to visitors.

During the past twelve months we have reviewed the contracts and job descriptions of all our staff and introduced a review process to support their progress and future development and to identify any training needs. We have secured additional grant income to support our therapeutic horticulture programme and as a result of its success we are looking to secure additional staff support for this area of our work.



## **Governance**

Even though we are a small charity we aim to meet the highest standards of Governance by embracing the principles set out in the "Charity Commission Governance Code for Small Charities" and "Charity Fundraising – A Guide to Trustee Duties."

Normally the Board meet six times a year and, as reported above, more frequent Emergency meetings took place at the height of the pandemic. An annual Away Day to review progress and strategy, thereby setting a context for the next year's budget took place in the Autumn. We had to postpone our AGM until September and, as with our Board meetings, it was held online.

The Governance working group has been particularly active during the past twelve months and we have begun a review of our Constitution and company structure to ensure it conforms with the Charity Commission's best practice. We have also published a Risk Register and a Scheme of Delegation setting out the different responsibilities of the Board and Garden Manager.

We undertake regular performance reviews of both the Garden Manager and all Trustees to evaluate our effectiveness and identify future learning, training and development needs, thereby ensuring that we all play an effective role in overseeing and participating in the activities for the Board and Garden.

## **Marketing and Communications**

The welcome we afford to our visitors is particularly important and the volunteers who operate the kiosk, shop and till system are key to our success and promoting the Garden. They do a fantastic job in providing a friendly introduction to visitors to the Garden. Over the past twelve months we have upgraded our till and booking systems. Visitors can now book online in advance (helping us to manage visitor numbers and ensure social distancing) and have linked our till directly to our accounting systems thereby helping to ensure accurate up to date management accounts and cash flow forecasts.

Ordinarily, we attract over 20,000 visitors a year and make a significant contribution to the local economy as one of the 'family' of tourist attractions in the North York Moors. Accordingly, we work closely with the Helmsley In Business, North York Moors National Park, Ryedale District Council and Welcome to Yorkshire as well as other local gardens to promote and attract visitors to the area. The eventual release of the Secret Garden film attracted national publicity for the Garden as one of the filming locations.

We are now aiming to raise our profile still further by commissioning a new web site and Brand which will launch in April 2021. We maintain contact with our Garden friends, members, and volunteers through the production of regular newsletters.

## **Work with the Community**

The Garden and our partners, The Vine House Café, are an important and valued part of the local community, and provide valued amenity for volunteers and visitors, particularly over the summer months. The Helmsley Arts centre kindly provided a venue for one of our early fundraising events; the screening of an earlier version of the "Secret Garden" film and we were able to repay their hospitality by providing a safe environment for their Friends evening last summer.

Helmsley Walled Garden is one of the seven charities that make up Ryedale Charities Together which includes the Mental Health Charity Next Steps, Ryedale Special Families and Ryedale Carers Support. We work closely with mental health groups in the area and have provided a venue for Corporate away days for staff from North Yorkshire CC and for family groups associated with the North York Moors National Park. We have provided work experience opportunities for pupils from Ryedale School. The construction of the new Wildlife Garden and associated interpretation panels will help develop our educational role for children and young people and promote sustainable gardening.

## **Financial Review**

The results for this financial year show our total income from all sources increased to £229,281 compared to £203,461 in 2019 with an overall surplus of £67,043 compared to the net deficit in 2019 of £24,923. This is particularly reflective of the grant income received during this period supportive of the charitable activities of the Garden as well as substantial donated income which bolstered the restricted revenue streams.

Almost all of our operating costs are covered by income from our members, visitors to the Garden, corresponding Gift Aid to this revenue, sales from the shop and plants and rental income from the café, the remainder of any income from gifts, bequests, and grant funding.

With the outbreak of the Coronavirus Pandemic declared in the Spring of 2020 and the National UK Lockdown from the 23 March 2020 the garden had to remain closed until the end of July 2020 which had a dramatic impact on our primary income streams.

During this period, the Trustees' key endeavours were to maintain a fine balance between the needs and demands of the garden with the morale and wellbeing of the staff and volunteers. The challenges presented by the impact of COVID 19 required additional measures to be put in place for a COVID secure operational environment which brought with it associated costs, arising at a time when income from visitors had ceased completely and the expectation for opening at all during the 2020 season was on a fragile and uncertain footing.

Despite the additional unbudgeted overheads as a result of the pandemic, cost mitigation measures were paramount in order to keep these at an operational minimum which was achieved with expenditure overall in the year being £162,238 compared to £228,384 in 2019.

The tremendous drive and tenacity of the team at the Garden resulted in a successful application to the Heritage Lottery Fund in support of the charitable activities of the Charity as well as a Local Giving initiative to our *#Our Secret Garden* appeal, both of which provided much needed alternative financial support and income in these unprecedented circumstances.

At the Balance sheet date, the Total Funds of the Charity were £260,972 compared to £193,929 in the previous financial year with the increase wholly attributable to the Unrestricted funds of the Charity.

## **Reserves Policy**

The aim of our Reserves Policy is to;

- to provide a level of working capital that protects the continuity of our core work
- to provide a level of funding for unexpected opportunities
- to provide cover for risks such as unforeseen expenditure or unanticipated loss of income resulting from adverse period of weather or other unforeseen circumstances

To achieve these aims, the charity looks to hold reserves of a minimum of five months running costs at the end of our accounting year in November. Seeking to build additional income streams through the winter months, we would also look to achieve a financial safety net at the start of the season in March of a further three months running costs into the summer.

### Reserves Policy (continued)

Helmsley Walled Garden, in addition to being a popular tourist destination during the summer months, is an essential resource for its nearby community. It is imperative that we retain enough reserves from our summer visitors through these months to support the ongoing work of our volunteers in the winter months. Not only do we need to cover the costs of our staff to support volunteers through the winter, we also have expenses, garden tools and materials that continue to be ongoing costs for us from November through to March with no visitor income. Our position, financially, highlights the fact that Helmsley Walled Garden exists through our volunteers – the garden itself providing solace and therapeutic activity for those individuals 12 months of the year.

In addition to the picture we see in November, we also look to hold a balance in the Spring that enables us to ensure the purchase of stock for our shop and plant sales, the replanting and restoration of some areas of the garden on an annual basis and the supply of new tools and equipment for our volunteers if required. The revenue from our visitor sales fluctuates greatly due to weather conditions throughout the summer months and, although our visitor numbers (and consequently revenue) may be greatly reduced by poor weather, our volunteers continue to enjoy their activities in the garden in even the inclement weather of an English spring.

To enable the charity to achieve this we must endeavour to maintain at least £75,000 of unrestricted reserves. Our performance in this financial year has been reassuringly positive and currently stand at £150,379.

The Trustees are mindful that to meet our existing and ongoing obligations for the next financial year, new income streams projects and funding will continue to be vital to ensure our sustainability and our ability to service our community, members and the wider public with what the garden offers. Additionally, this year, the Trustees have Designated £20,000 from the Unrestricted Reserves which has been set aside to support the on-going maintenance, upkeep and rolling repairs associated with our historical buildings and glasshouse assets. Our primary focus continues to be an unwavering endeavour to sustain the reserves in excess of the minimum operational level set.

The Board of Trustees will review the above criteria with reference to the charity's Annual Plan and developing strategy and determine the target level of free reserves to meet these.

### Plans for the Future

Our Business Plan seeks to grow our income and reduce our dependency on visitor numbers which are, in turn, dependent on the weather and, in the last financial year as a result of very restricted opening period due to the COVID pandemic. We are aiming to achieve this by securing additional income from our shop, plant sales, exclusive access on a Tuesday along with other scheduled events such as short courses as well as through the submission of successful grant applications.

Our Business Plan concluded by stating the following priorities;

*"In 2021 and beyond we are aiming to place the Garden on a sounder financial footing and renew the café lease, so that it continues to operate as an integral part of our visitor offer. We will be paying particular attention to the potential to expand and secure support for our programme of therapeutic horticulture; and securing funding to replace our heating systems and undertaking modifications to appropriate buildings to improve their operating and energy efficiency. In addition, we are aiming to secure funding for upgrading and repairing the Vine House Café and Orchid House. We will also be completing the Secret Garden project and the new Wildlife Garden. We will commence an evaluation of options for the repair and/or replacement of the Orchard House, alongside our plans for generating new income streams and expanding our volunteer programmes."*

**Plans for the Future (continued)**

At our Away Day at the end of the 2020 season we also agreed to commission a fundamental review of our website and the introduction of a new Brand for the Garden with this launched to coincide with the opening of the garden in April 2021.

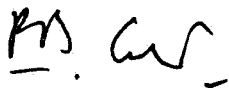
Last year we reported the challenges we faced in 2019 and our good fortune in recruiting June as our new Garden Manager together with appointments in the period to the Board of Trustees. We are delighted to say that all our staff, volunteers, Trustees, friends and supporters have made a massive contribution over the past twelve months and their commitment to the Garden is evident in the progress we have made in the most difficult of circumstances. As these financial statements demonstrate, our Unrestricted reserves are vastly improved on a year-on-year basis and we have begun to make inroads to the backlog of building repairs as well as enhancing the appearance and attractiveness of the Garden.

We anticipate that our new website and booking system will help bring more visitors to the Garden. Furthermore our *#Over the Garden Gate* project has helped to increase the number of volunteers who work in the Garden and secure additional support for our programme of therapeutic horticulture.

We look forward to 2021 with increasing optimism and with grateful thanks to everyone who has been involved with the Garden over the past 12 months.

The financial statements have been delivered in accordance with the special provisions relating to companies subject to the small companies regime.

The annual report was approved by the trustees of the charity on .....22/4/21..... and signed on its behalf by:



**Phil Crabtree**  
**Chair Helmsley Walled Garden Trustees**

**Statement of trustees' responsibilities**

The trustees (who are also directors of Helmsley Walled Garden Limited for the purposes of company law) 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).

Company law 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 charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company 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 (FRS 102);
- 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 charitable company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

**Independent examiner's report to the trustees of Helmsley Walled Garden Limited ('the Company')**

I report to the charity trustees on my examination of the accounts of the Company for the year ended 30 November 2020.

**Respective responsibilities of trustees and examiner**

As the charity's trustees of the Company (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of the Company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your charity's accounts as carried out under section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5) (b) of the 2011 Act.

**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**

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:

1. accounting records were not kept in respect of the Company as required by section 386 of the 2006 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements of section 396 of the 2006 Act 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; or
4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

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.

**Helmsley Walled Garden Limited**  
**Year ended 30 November 2020**

Signed:

A handwritten signature in black ink that reads "Sally Appleton". The script is cursive and fluid, with the first name "Sally" and the last name "Appleton" clearly distinguishable.

Sally Appleton  
ICAEW  
Saffery Champness LLP  
Mitre House  
North Park Road  
Harrogate  
HG1 5RX

24 June 2021

Statement of Financial Activities for the Year Ended 30 November 2020

(Including Income and Expenditure Account and Statement of Total Recognised Gains and Losses)

	Note	Unrestricted Funds £	Restricted Funds £	Total 2020 £	Total 2019 £
<b>Income and Endowments from:</b>					
Donations and legacies	3	8,247	4,500	12,747	22,188
Charitable activities	4	56,488	77,100	133,588	138,875
Investment income	5	21	-	21	35
Other income	6	11,393	6,293	17,686	42,363
Other trading activities	7	65,239	-	65,239	-
<b>Total income</b>		<b>141,388</b>	<b>87,893</b>	<b>229,281</b>	<b>203,461</b>
<b>Expenditure on:</b>					
Raising funds		(649)	-	(649)	(615)
Charitable activities	8	(60,294)	(93,503)	(153,797)	(218,728)
Governance costs	10	(4,264)	(3,528)	(7,792)	(9,041)
<b>Total expenditure</b>		<b>(65,207)</b>	<b>(97,031)</b>	<b>(162,238)</b>	<b>(228,384)</b>
Net income/(expenditure)		76,181	(9,138)	67,043	(24,923)
Transfer between funds		-	-	-	-
Net movement in funds		76,181	(9,138)	67,043	(24,923)
<b>Reconciliation of funds</b>					
Total funds brought forward		74,198	119,731	193,929	218,852
Total funds carried forward	18	150,379	110,593	260,972	193,929

All of the charity's activities derive from continuing operations during the above two periods. The funds breakdown for 2020 is shown in note 18.



**Helmsley Walled Garden Limited**  
**Year ended 30 November 2020**

**(Registration number: 03285642)**

**Balance Sheet as at 30 November 2020**

	Note	2020 £	2019 £
<b>Fixed assets</b>			
Tangible assets	13	113,570	119,290
		<u>113,570</u>	<u>119,290</u>
<b>Current assets</b>			
Stocks	14	7,919	6,325
Debtors	15	3,029	4,983
Cash at bank and in hand		193,669	81,990
		<u>204,617</u>	<u>93,298</u>
Creditors: Amounts falling due within one year	16	(9,528)	(18,659)
Net current assets		<u>195,089</u>	<u>74,639</u>
<b>Total assets less current liabilities</b>		<u>308,659</u>	<u>193,929</u>
Creditors: Amounts falling due after more than one year	17	(47,687)	-
Net assets		<u>260,972</u>	<u>193,929</u>
<b>Funds of the Charity:</b>			
Restricted funds	18	110,593	119,731
Unrestricted funds	18		
General		130,379	-
Designated		20,000	74,198
Total funds		<u>260,972</u>	<u>193,929</u>

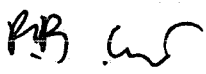
For the year ended 30 November 2020 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies:


The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476 of the Companies Act 2006.

The trustees acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements.

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

The financial statements on pages 14 to 29 were approved by the Trustees, authorised for issue on 22 April 2021 and signed on their behalf by:

  
**P Crabtree**  
 Trustee

  
**C Lawton**  
 Trustee

**Notes to the Financial Statements for the Year Ended 30 November 2020**

**1. Charity status**

The charity is a charity limited by guarantee, registered in England and Wales, and consequently does not have share capital. Each of the trustees is liable to contribute an amount not exceeding £1 towards the assets of the charity in the event of liquidation.

**2. Accounting policies**

Summary of significant accounting policies and key accounting estimates

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

**Statement of compliance**

The financial statements have been prepared 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) (effective 1 January 2015) and the Companies Act 2006.

**Basis of preparation**

Helmsley Walled Garden Limited 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.

The financial statements are prepared in sterling, which is the functional currency of the company.

Monetary amounts in these financial statements are rounded to the nearest £.

**Going concern**

The financial statements are drawn up on the going concern basis which assumes the Charity will continue in operational existence for the foreseeable future.

The charity substantially relies on income from its members, visitors to the Garden and associated income from its plant sales and rental income from the café on site. At the time of signing off the accounts, all primary sources of income have recommenced with the steps put in place by the Government to ease the National Lockdown provisions and society starting to return to a pattern of normality. However, this is against the backdrop of the constrictions endured during the financial year with the lock down provisions enforced upon the Charity's activities by the Coronavirus Pandemic and the impact this has had on the operational income able to be generated in the period.

Where there have been opportunities for the Charity to take advantage of Coronavirus funding support, these have been sought out and have bolstered the Charity at a time when external income streams were significantly depleted, and the Charity's resilience tested. Funding from the Coronavirus Job Retention Scheme, Bounce Back Loan and regional financial support have all been fundamental to the Charity's financial wellbeing and continuity.

**Notes to the Financial Statements for the Year Ended 30 November 2020 (continued)**

**Going concern (continued)**

The Trustees continue to maintain a constant watching brief on the Charity's cash flow and budget predictions with financial projections updated monthly and reforecasts fine-tuned on alternative assumptions to evaluate the predicted operations as trading activity resumes as visitors return to the garden and society yearns for tranquil and restorative places after long periods of lock down and isolation.

New income streams are continually being evaluated and pursued to balance against any further disruptions to the normality of the usual trading pattern and cycle to strengthen the Unrestricted reserves and boost the Charity's resilience.

The Trustees forecasts indicate that the Charity will be able to maintain liquidity for a period of at least one year following the date of signing these financial statements and sustain its operational existence during the next 12 months and accordingly, the Charity accounts are appropriately prepared under the going concern basis.

**Income and endowments**

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 the income receivable can be measured reliably.

**Donations and legacies**

Donations are recognised when the charity has been notified in writing of both the amount and settlement date. In the event that a donation is subject to conditions that require a level of performance by the charity before the charity is entitled to the funds, the income is deferred and not recognised until either those conditions are fully met, or the fulfilment of those conditions is wholly within the control of the charity and it is probable that these conditions will be fulfilled in the reporting period.

**Investment income**

Dividends are recognised once the dividend has been declared and notification has been received of the dividend due. Interest income is recognised as it is received.

**Expenditure**

All expenditure is recognised once there is a legal or constructive obligation to that expenditure, it is probable settlement is required and the amount can be measured reliably. All costs are allocated to the applicable expenditure heading that aggregate similar costs to that category. Where costs cannot be directly attributed to particular headings they have been allocated on a basis consistent with the use of resources, with central staff costs allocated on the basis of time spent, and depreciation charges allocated on the portion of the asset's use. Other support costs are allocated based on the spread of staff costs.

**Raising funds**

These are costs incurred in attracting voluntary income, the management of investments and those incurred in trading activities that raise funds.

**Notes to the Financial Statements for the Year Ended 30 November 2020 (continued)**

**Charitable activities**

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.

**Support costs**

Support costs are those functions that assist the work of the charity but do not directly undertake charitable activities. Support costs include back office costs, finance, personnel and payroll costs which support the Trusts activities. The breakdown of these support costs is set out in note 8.

**Governance costs**

These include the costs attributable to the charity's compliance with constitutional and statutory requirements, including audit or independent exam, strategic management and trustees' meetings and reimbursed expenses.

**Taxation**

The charity is considered to pass the tests set out in Paragraph I Schedule 6 of the Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes. Accordingly, the charity is potentially exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3 Part II of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

**Tangible fixed assets**

Individual fixed assets costing £100 or more are initially recorded at cost, less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

**Depreciation and amortisation**

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:

Buildings and Glasshouses	straight line over the remaining useful life of the lease
Plant & equipment	15% reducing balance
Fixtures & fittings	15% reducing balance
Computer equipment	3 years straight line

**Stock**

Stock is valued at the lower of cost and estimated selling price less costs to complete and sell, after due regard for obsolete and slow moving stocks. Cost is determined using the first-in, first-out (FIFO).

**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.

**Notes to the Financial Statements for the Year Ended 30 November 2020 (continued)**

**Trade creditors**

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if the charity does not have an unconditional right, at the end of the reporting period, to defer settlement of the creditor for at least twelve months after the reporting date. If there is an unconditional right to defer settlement for at least twelve months after the reporting date, they are presented as non-current liabilities.

Trade creditors are recognised initially at the transaction price and subsequently measured at amortised cost using the effective interest method.

**Fund structure**

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

Restricted income 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.

**3. Income from donations and legacies**

	Unrestricted funds General	Restricted funds	Total 2020	Total 2019 Unrestricted
	£	£	£	£
Donations and legacies (see notes below)	105	-	105	-
Donations from individuals	8,142	4,500	12,642	22,188
	<u>8,247</u>	<u>4,500</u>	<u>12,747</u>	<u>22,188</u>

Included within restricted funds are donations received from an individual for the purpose of repairing cold frames (£4,500).

**4. Income from charitable activities**

	Unrestricted funds General	Restricted funds	Total 2020
	£	£	£
Entrance fee	41,831	-	41,831
Garden and shop sales	10,346	-	10,346
Grant	-	77,100	77,100
Other	4,311	-	4,311
	<u>56,488</u>	<u>77,100</u>	<u>133,588</u>

Included within restricted fund grant income is a £50,000 grant from the Heritage Lottery Emergency Covid Fund for salaries and emergency COVID funds related to organisational and re-opening costs, £14,000 was received from Ryedale District Council for emergency COVID19 funds, and £2,000 was received from the Jack Brunton Charitable Trust for salary costs.

**Notes to the Financial Statements for the Year Ended 30 November 2020 (continued)**

**Income from charitable activities – previous year**

	Unrestricted funds General	Restricted funds	Total 2019
	£	£	£
Entrance fee	70,509	-	70,509
Garden and shop sales	51,312	-	51,312
Grant	500	13,266	13,766
Other	3,288	-	3,288
	<u>125,609</u>	<u>13,266</u>	<u>138,875</u>

**5. Investment income**

Unrestricted funds	2020	2019
	£	£
Interest receivable on bank deposits	21	35
	<u>21</u>	<u>35</u>

**6. Other income**

	Unrestricted funds General	Restricted funds	Total 2020	Total 2019 Unrestricted
	£	£	£	£
Rental income	6,427	-	6,427	16,798
Coronavirus Job Retention Scheme income	-	6,293	6,293	-
Gift Aid tax reclaimed	4,966	-	4,966	25,565
	<u>11,393</u>	<u>6,293</u>	<u>17,686</u>	<u>42,363</u>

Included within restricted income is £6,293 related to income received from the government for the furlough grant scheme. This was fully spent on wages during the year.

**7. Other trading activities**

	2020	2019
	£	£
Fundraising	65,239	-
	<u>65,239</u>	<u>-</u>

Included within fundraising is £65,239 related to the Local Giving fundraising appeal where supporters could “purchase” a square metre of the Garden to show their support.

Notes to the Financial Statements for the Year Ended 30 November 2020 (continued)

8. Expenditure on charitable activities

	Unrestricted funds General	Restricted funds	Total 2020
	£	£	£
Garden and shop cost of sales	7,346	-	7,346
Wages and salaries	22,094	66,221	88,315
Staff pensions	3,521	584	4,105
Repairs and renewals	5,001	8,638	13,639
Support costs (see note 9)	20,711	13,960	34,671
Loss on disposal of tangible asset	-	-	-
Loss on write off of intangible asset	-	-	-
Depreciation and impairment	1,621	4,100	5,721
	<b>60,294</b>	<b>93,503</b>	<b>153,797</b>

Expenditure on charitable activities – previous year

	Unrestricted funds General	Restricted funds	Total 2019
	£	£	£
Garden and shop cost of sales	28,901	-	28,901
Wages and salaries	90,781	17,238	108,019
Staff pensions	3,501	-	3,501
Repairs and renewals	6,851	1,000	7,851
Support costs (see note 9)	44,167	-	44,167
Loss on disposal of tangible asset	8,656	-	8,656
Loss on write off of intangible asset	-	11,200	11,200
Depreciation and impairment	2,333	4,100	6,433
	<b>185,190</b>	<b>33,538</b>	<b>218,728</b>

The average number of staff during the year was 5 (2019: 6). No member of staff received employee benefits of more than £60,000 in the current or prior year.

**Helmsley Walled Garden Limited**  
**Year ended 30 November 2020**

**Notes to the Financial Statements for the Year Ended 30 November 2020 (continued)**

**9. Support costs**

	Unrestricted funds General	Restricted funds	Total 2020
	£	£	£
Cleaning	380	2,900	3,280
Rent	5,975	3,956	9,931
Rates & Water	1,492	752	2,244
Light, heat and power	628	2,700	3,328
Insurance	1,882	1,168	3,050
Telephone and fax	819	492	1,311
Website and computer	1,547	700	2,247
Printing, postage and stationery	503	80	583
Sundry expenses	2,515	880	3,396
Advertising	3,011	-	3,011
Bank charges	1,003	332	1,335
Travel, fuel and accommodation	446	-	446
Trustee expenses	509	-	509
	<b>20,710</b>	<b>13,960</b>	<b>34,671</b>

**Support costs – previous year**

	Unrestricted funds General	Restricted funds	Total 2019
	£	£	£
Rent	12,264	-	12,264
Rates & Water	2,010	-	2,010
Light, heat and power	8,108	-	8,108
Insurance	2,237	-	2,237
Telephone and fax	2,036	-	2,036
Website and computer	1,101	-	1,101
Printing, postage and stationery	2,554	-	2,554
Sundry expenses	6,308	-	6,308
Advertising	3,844	-	3,844
Bank charges	2,126	-	2,126
Travel, fuel and accommodation	1,579	-	1,579
	<b>44,167</b>	<b>-</b>	<b>44,167</b>



**Notes to the Financial Statements for the Year Ended 30 November 2020 (continued)**

**10. Governance Costs of the Charity**

	<b>Unrestricted funds General</b>	<b>Restricted funds</b>	<b>Total 2020</b>
	<b>£</b>	<b>£</b>	<b>£</b>
Accountancy fees	2,100	1,800	3,900
Legal and professional fees	2,164	1,728	3,892
	<b>4,264</b>	<b>3,528</b>	<b>7,792</b>

**Governance Costs of the Charity – previous year**

	<b>Unrestricted funds General</b>	<b>Restricted funds</b>	<b>Total 2019</b>
	<b>£</b>	<b>£</b>	<b>£</b>
Accountancy fees	4,400	-	4,400
Legal and professional fees	4,125	516	4,641
	<b>8,525</b>	<b>516</b>	<b>9,041</b>

Accountancy fees include £3,900 payable to the Independent examiner.

**11. Trustees remuneration and expenses**

No trustees, nor any persons connected with them, have received any remuneration from the charity during the year.

Trustees have received reimbursed expenses of £509 (2019: £nil) from the charity during the year.

**12. Taxation**

The Charity is a registered charity and is therefore exempt from taxation.

**Notes to the Financial Statements for the Year Ended 30 November 2020 (continued)**

**13. Tangible fixed assets**

	<b>Fixtures &amp; fittings</b>	<b>Buildings and Glasshouses</b>	<b>Total</b>
<b>Cost</b>	<b>£</b>	<b>£</b>	<b>£</b>
At 1 December 2019	21,745	804,408	826,153
Disposals	-	-	-
At 30 November 2020	21,745	804,408	826,153
<b>Depreciation</b>			
As at 1 December 2019	12,437	694,426	706,863
Charge for the year	1,620	4,100	5,720
Disposals	-	-	-
At 30 November 2020	14,057	698,526	712,583
<b>Net book value</b>			
At 30 November 2020	7,688	105,882	113,570
At 30 November 2019	9,308	109,982	119,290

**Impairment**

**Other tangible fixed assets**

In the year ended 30 November 2018 the Trustees considered the glasshouses to be impaired. The impairment charge was based on a report on the condition of the glasshouses prepared by W R Dunn & Co Limited in 2018. In the current year the Trustees didn't consider any impairment to be necessary.

**14. Stock**

	<b>2020</b>	<b>2019</b>
	<b>£</b>	<b>£</b>
Stocks	7,919	6,325

**15. Debtors**

	<b>2020</b>	<b>2019</b>
	<b>£</b>	<b>£</b>
Trade debtors	2,319	-
Accrued income	-	4,940
Other debtors	710	43
	3,029	4,983

**Notes to the Financial Statements for the Year Ended 30 November 2020 (continued)**

**16. Creditors: amounts falling due within one year**

	<b>2020</b>	<b>2019</b>
	<b>£</b>	<b>£</b>
Trade creditors	515	817
Other taxation and social security	2,800	6,942
Bank loans	2,313	-
Accruals	3,900	10,900
	<b>9,528</b>	<b>18,659</b>

**17. Creditors: amounts falling due after one year**

	<b>2020</b>	<b>2019</b>
	<b>£</b>	<b>£</b>
Bank loans	47,687	-
	<b>47,687</b>	<b>-</b>

The 6-year bank loan entered into during September 2020 is guaranteed by the UK Government under the BBLS (Bounce Back Loan Scheme). There is an initial 12 months where no repayments are to be made and interest at 2.25% is covered by UK Government for the 12 month period under BIP (Business Interruption Payment).

**18. Funds**

	<b>Balance as at 1 December 2019</b>	<b>Incoming resources</b>	<b>Resources expended</b>	<b>Funds Transferred</b>	<b>Balance as at 30 November 2020</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
<b>Unrestricted funds</b>					
General	74,198	141,388	(65,207)	(20,000)	130,379
Designated	-	-	-	20,000	20,000
<b>Total unrestricted funds</b>	<b>74,198</b>	<b>141,388</b>	<b>(65,207)</b>	<b>-</b>	<b>150,379</b>
<b>Restricted funds</b>					
Awards for all	8,000	-	(8,000)	-	-
BIG Lottery	30,147	-	-	-	30,147
Glasshouses Fund	78,948	-	(4,100)	-	74,848
Heritage Lottery	-	50,000	(50,000)	-	-
Ryedale District Council	-	14,000	(14,000)	-	-
Other restricted grant funding	2,636	23,893	(20,931)	-	5,598
<b>Total restricted funds</b>	<b>119,731</b>	<b>87,893</b>	<b>(97,031)</b>	<b>-</b>	<b>110,593</b>
<b>Total funds</b>	<b>193,929</b>	<b>229,281</b>	<b>(162,238)</b>	<b>-</b>	<b>260,972</b>

**Helmsley Walled Garden Limited**  
**Year ended 30 November 2020**

**Notes to the Financial Statements for the Year Ended 30 November 2020 (continued)**

	Balance as at 1 December 2018 £	Incoming resources £	Resources expended £	Funds Transferred £	Balance as at 30 November 2019 £
<b>Unrestricted funds</b>					
General	95,393	190,195	(194,330)	(17,060)	74,198
<b>Total unrestricted funds</b>	<b>95,393</b>	<b>190,195</b>	<b>(194,330)</b>	<b>(17,060)</b>	<b>74,198</b>
<b>Restricted funds</b>					
Awards for all	-	10,000	(2,000)	-	8,000
BIG Lottery	30,147	-	-	-	30,147
Glasshouses Fund	74,286	-	(4,100)	8,762	78,948
Head Gardener fund	15,238	-	(15,238)	-	-
Other restricted grant funding	3,788	3,266	(12,716)	8,298	2,636
<b>Total restricted funds</b>	<b>123,459</b>	<b>13,266</b>	<b>(34,054)</b>	<b>17,060</b>	<b>119,731</b>
<b>Total funds</b>	<b>218,852</b>	<b>203,461</b>	<b>(228,384)</b>	<b>-</b>	<b>193,929</b>

There were fund transfers in the prior year to align restricted funds held and spent in the past to the value of the associated asset owned.

**Designated funds**

During the year, the Trustees have Designated £20,000 from the Unrestricted Reserves which has been set aside to support the on-going maintenance, upkeep and rolling repairs associated with the historical buildings and glasshouse assets.

**Restricted funds**

Awards for all: Income received in 2019 in order to fund salary costs for the 'Over the garden gate' project of recruiting and training volunteers.

BIG Lottery: Donated to refurbish the glasshouses which are held in fixed assets.

Glasshouses fund: Established to refurbish the glasshouses which are held in fixed assets. The expenditure in the year is depreciation.

Head Gardener fund: Fund set up to help cover the wages of a head gardener.

Heritage Lottery: Grant received in the year to support the charity's ability to cover wages, running and re-opening costs during the Covid19 pandemic.

Ryedale District Council: Emergency government fund for Covid19 relief.

**Notes to the Financial Statements for the Year Ended 30 November 2020 (continued)**

**19. Analysis of net assets between funds**

	Unrestricted funds General £	Restricted funds £	Total funds £
Intangible fixed assets	-	-	-
Tangible fixed assets	7,688	105,882	113,570
Current assets	199,906	4,711	204,617
Current liabilities	(57,215)	-	(57,215)
<b>Total net assets</b>	<b>150,379</b>	<b>110,593</b>	<b>260,972</b>

**Analysis of net assets between funds – previous year**

	Unrestricted funds General £	Restricted funds £	Total funds £
Intangible fixed assets	-	-	-
Tangible fixed assets	9,308	109,982	119,290
Current assets	83,549	9,749	93,298
Current liabilities	(18,659)	-	(18,659)
<b>Total net assets</b>	<b>74,198</b>	<b>119,731</b>	<b>193,929</b>

**20. Analysis of net funds**

	As at 1 December 2019 £	Cash flow £	As at 30 November 2020 £
Cash at bank and in hand	81,990	111,679	193,669
<b>Net funds</b>	<b>81,990</b>	<b>111,679</b>	<b>193,669</b>

**Notes to the Financial Statements for the Year Ended 30 November 2020 (continued)**

**21. Operating lease commitments**

Helmsley Walled Garden Limited leases the site from which the company operates. Under the terms of the lease, there are two elements to the rent due; a fixed basic rent and a variable rent linked to admissions income. It is not possible to accurately calculate future amounts of variable rent due therefore these amounts have not been disclosed. The amounts disclosed below relate to the basic rent element of the lease.

The total future minimum lease payments under non-cancellable operating leases are as follows:

	<b>2020</b>	<b>2019</b>
	<b>£</b>	<b>£</b>
Not later than 1 year	715	715
Later than 1 year and not later than 5 years	2,859	2,859
Later than 5 years	15,010	15,725
	<b>18,584</b>	<b>19,299</b>

The lease contains a provision for rent reviews linked to RPI every three years. These increases have not been factored into the figures above after 2019, as it is not possible to accurately determine future values for the Retail Prices Index.

The variable rent is linked to admissions income. It is not possible to accurately predict future amounts of variable rent due, however, based on admissions income over the last five years, the Trustees expect this charge to equate to approximately £10,000 per annum.

**22. Related party transactions**

There were no related party transactions in the current or prior year that require disclosure.

**Helmsley Walled Garden Limited**  
**Year ended 30 November 2020**

**Notes to the Financial Statements for the Year Ended 30 November 2020 (continued)**

**23. Comparative Statement of Financial Activities**

	Unrestricted Funds £	Restricted Funds £	Total 2019 £
<b>Income and Endowments from:</b>			
Donations and legacies	22,188	-	22,188
Charitable activities	125,609	13,266	138,875
Investment income	35	-	35
Other income	42,363	-	42,363
<b>Total income</b>	<b>190,195</b>	<b>13,266</b>	<b>203,461</b>
<b>Expenditure on:</b>			
Raising funds	(615)	-	(615)
Charitable activities	(185,190)	(33,538)	(218,728)
Governance costs	(8,525)	(516)	(9,041)
<b>Total expenditure</b>	<b>(194,330)</b>	<b>(34,054)</b>	<b>(228,384)</b>
Net expenditure	(4,135)	(20,788)	(24,923)
Transfers between funds	(17,060)	17,060	-
Net movement in funds	(21,195)	(3,728)	(24,923)
<b>Reconciliation of funds</b>			
Total funds brought forward	95,393	123,459	218,852
Total funds carried forward	74,198	119,731	193,929