

Charity registration number 1101559

PARK LANE FOUNDATION
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

PARK LANE FOUNDATION

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	Mr Nadeem Ahmed Mr Naveen Ahmed Mr Nazir Ahmed Mr Sameer Ahmed
Charity number	1101559
Auditor	Champion Accountants LLP 2nd Floor Refuge House 33-37 Watergate Row Chester CH1 2LE

PARK LANE FOUNDATION

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PARK LANE FOUNDATION

TRUSTEES' REPORT

FOR THE YEAR ENDED 30 SEPTEMBER 2022

The trustees present their annual report and financial statements for the year ended 30 September 2022.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements 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 (FRS 102) (effective 1 January 2019)".

Objectives and activities

The Charity's objects are to apply the income and all or such part or parts of the capital at such time or times and in such manner to or for the benefit of, such exclusively charitable objects and purposes in any part of the world as the trustees shall think fit (the 'objects') and there has been no change in these during the year. The awareness of the charity and its activities has continued to grow during the year.

Public benefit

The trustees confirm that they have complied with the requirements of section 4 of the Charities Act 2011 to have due regard to the public benefit guidance published by the Charity Commission for England and Wales.

Financial review

The investment properties continue to generate income for the Charity and assist in the general running of the organisation.

The trustees maintain a financial management policy in that income from the investment property covers the day to day running costs of the Charity. Any other expended resources must be covered by sufficient incoming resources.

There was net income over expenditure of £144,547 (2021: £330,273). In the prior year £100,000 related to an increase in the value of Leeds Golf Centre which is held in investment properties.

The rental income represents the annual amount of £280,000 due from Leeds Golf Leisure LLP and £60 in rent from other investment property.

Policy on reserves

The trustees aim to maintain free reserves in unrestricted funds at a level equivalent to three months of overhead costs (approximately £12,500). The balance of total unrestricted funds at 30 September 2022 was £3,705,840.

After deducting investment properties of £3,438,660 (including designated funds of £245,000) the surplus on unrestricted reserves of £267,180 is therefore above the target level. The trustees expect this surplus to be utilised by undertaking additional charitable activities in the coming years.

The designated funds are held for the purpose of allowing the charity to continue holding a rental investment property on Burley Road in Leeds.

Plans for the future

The trustees look forward to the next financial year where they wish to continue supporting other Charities through successful fundraising and other social events. They are optimistic that they will have successful funding events which will allow them to meet the Charity's objectives.

Furthermore, the Inaugural Foundation Dinner in November 2022 was a success and plans are in place for this to be an annual event.

PARK LANE FOUNDATION

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 30 SEPTEMBER 2022

Structure, governance and management

Nature of governing document

The Charity was established by a charitable trust deed dated 20 August 2003 and is a registered Charity, number 1101559, with the Charity Commission in England & Wales.

The trustees who served during the year and up to the date of signature of the financial statements were:

Mr Nadeem Ahmed

Mr Naveen Ahmed

Mr Nazir Ahmed

Mr Sameer Ahmed

Recruitment and appointment of trustees

Trustees are appointed by the board of Trustees and serve for 3 years after which period they may put themselves forward for re-appointment. The first trustees are entitled to hold office for life.

The trustees are not currently recruiting and therefore have no specific recruitment policies in place. When the Charity requires additional trustees, the existing trustees will implement a policy of recruitment and training which best serves the objects of the Charity.

Details of relevant related party transactions are disclosed in note 20 to the financial statements. The trustees have assessed the major risks to which the charity is exposed, and are satisfied that adequate systems are in place to mitigate exposure to the major risks.

Financial instruments

Objectives and policies

The Charity's activities expose it to a number of financial risks including credit risk, cash flow risk and liquidity risk. The use of financial derivatives is governed by the Charity's policies approved by the board of trustees, which provide written principles on the use of financial derivatives to manage these risks. The Charity does not use derivative financial instruments for speculative purposes.

Credit risk

The Charity's principal financial assets are bank balances, cash and trade debtors.

The Charity's credit risk is primarily attributable to its trade debtors. The amounts presented in the balance sheet are net of allowances for doubtful debts. An allowance is made where there is evidence of a reduction in the recoverability of the asset.

The Charity has a concentration of credit risk inasmuch as its primary asset is let under an operating lease to a single tenant. The trustees monitor this risk thanks to their close involvement in the operations and finances of the tenant.

Liquidity risk

In order to maintain liquidity to ensure that sufficient funds are available for ongoing operations and future developments, the Charity uses a mixture of long-term and short-term debt finance.

The trustees' report was approved by the Board of Trustees.

Mr Nadeem Ahmed

Trustee

Dated: 17 July 2023

PARK LANE FOUNDATION

STATEMENT OF TRUSTEES' RESPONSIBILITIES

FOR THE YEAR ENDED 30 SEPTEMBER 2022

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

The law applicable to charities in England 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 year.

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 operation.

The trustees are responsible for keeping sufficient 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, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

PARK LANE FOUNDATION

INDEPENDENT AUDITOR'S REPORT

TO THE TRUSTEES OF PARK LANE FOUNDATION

Opinion

We have audited the financial statements of Park Lane Foundation (the 'charity') for the year ended 30 September 2022 which comprise the statement of financial activities, the balance sheet and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the charity's affairs as at 30 September 2022 and of its incoming resources and application of resources, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the financial statements* section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Other information

The other information comprises the information included in the annual report other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

- the information given in the financial statements is inconsistent in any material respect with the trustees' report; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records; or
- we have not received all the information and explanations we require for our audit.

PARK LANE FOUNDATION

INDEPENDENT AUDITOR'S REPORT (CONTINUED) TO THE TRUSTEES OF PARK LANE FOUNDATION

Responsibilities of trustees

As explained more fully in the statement of trustees' responsibilities, the trustees are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error. In preparing the financial statements, the trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud.

The extent to which our procedures are capable of detecting irregularities, including fraud, is detailed below.

Extent to which the audit was considered capable of detecting irregularities, including fraud

The responsibility for the prevention and detection of irregularities, including fraud, lies with the trustees and with those charged with governance. The objectives of our audit in respect of irregularities and fraud are to assess the risk of material misstatement of the financial statements due to fraud, to obtain sufficient, appropriate audit evidence regarding the assessed risks and respond appropriately to fraud or suspected fraud during the audit.

We determine significant applicable laws and regulations through discussion with those charged with governance and our own knowledge of the industry and design audit procedures to help identify instances of non-compliance with those laws and regulations that may have a material effect on the financial statements.

Our approach is to consider the legal and regulatory frameworks directly applicable to the financial statements reporting framework (FRS102 and the Companies Act 2006) and the relevant tax compliance regulations in the UK; the nature of the industry; the business performance and the key drivers for management remuneration; the control environment and the procedures in place to address identified risks, including management override, non-compliance with laws and regulations and to prevent and detect fraud or irregularity. We communicate identified laws and regulations throughout our team and remain alert to any indications of non-compliance throughout the audit.

Our procedures are designed to provide reasonable assurance that the financial statements are free from material misstatement or error and include; enquiries of management and of staff in key compliance functions; review of minutes of meeting of those charged with governance; review and testing of manual journals and significant transactions outside the normal course of business; review of financial statements disclosures and testing to supporting documentation; performance of analytical procedures.

We are not responsible for preventing non-compliance and due to the inherent limitations of an audit, as described above, the audit cannot be relied upon to detect all instances of non-compliance with laws and regulations.

A further description of our responsibilities is available on the Financial Reporting Council's website at: <https://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.

PARK LANE FOUNDATION

INDEPENDENT AUDITOR'S REPORT (CONTINUED) TO THE TRUSTEES OF PARK LANE FOUNDATION

Other matters

Your attention is drawn to the fact that the charity has prepared financial statements 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)" (as amended) 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 now been withdrawn.

This has been done in order for the financial statements to provide a true and fair view in accordance with current Generally Accepted Accounting Practice.

Use of our report

This report is made solely to the charity's trustees, as a body, in accordance with part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.

Champion Accountants LLP

Susan Harris MA ACA (Senior Statutory Auditor)
for and on behalf of Champion Accountants LLP

17/7/23

Chartered Accountants
Statutory Auditor

2nd Floor Refuge House
33-37 Watergate Row
Chester
CH1 2LE

Champion Accountants LLP is eligible for appointment as auditor of the charity by virtue of its eligibility for appointment as auditor of a company under section 1212 of the Companies Act 2006.

PARK LANE FOUNDATION

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 30 SEPTEMBER 2022

		Unrestricted funds 2022 £	Unrestricted funds 2021 as restated £
	Notes		
<u>Income from:</u>			
Donations and legacies	3	24,767	29,942
Investments	4	280,840	295,526
Total income		<u>305,607</u>	<u>325,468</u>
<u>Expenditure on:</u>			
Charitable activities	5	76,783	51,419
Other - Loan interest	7	84,277	43,776
Total expenditure		<u>161,060</u>	<u>95,195</u>
Net gains/(losses) on investments	11	-	100,000
Net income for the year/ Net movement in funds		144,547	330,273
Fund balances at 1 October 2021		<u>3,561,293</u>	<u>3,231,020</u>
Fund balances at 30 September 2022		<u><u>3,705,840</u></u>	<u><u>3,561,293</u></u>

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

All income and expenditure derive from continuing activities.

PARK LANE FOUNDATION

BALANCE SHEET

AS AT 30 SEPTEMBER 2022

		2022		2021 as restated	
	Notes	£	£	£	£
Fixed assets					
Investment properties	13		3,438,660		3,438,660
Current assets					
Debtors	14	1,270,420		1,572,001	
Cash at bank and in hand		363,978		245,847	
		1,634,398		1,817,848	
Creditors: amounts falling due within one year	16	(1,325,314)		(1,649,382)	
Net current assets			309,084		168,466
Total assets less current liabilities			3,747,744		3,607,126
Creditors: amounts falling due after more than one year	17		(41,904)		(45,833)
Net assets			3,705,840		3,561,293
Income funds					
Revaluation reserve		-		-	
Designated funds	18	245,000		245,000	
General unrestricted funds		3,460,840		3,316,293	
			3,705,840		3,561,293
			3,705,840		3,561,293

The financial statements were approved by the Trustees on 17 July 2023

Mr Nadeem Ahmed
Trustee

PARK LANE FOUNDATION

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 SEPTEMBER 2022

1 Accounting policies

1.1 Accounting convention

The financial statements have been prepared in accordance 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 (FRS 102) (effective 1 January 2019)". The charity is a Public Benefit Entity as defined by FRS 102.

The charity has taken advantage of the provisions in the SORP for charities applying FRS 102 Update Bulletin 1 not to prepare a Statement of Cash Flows.

The financial statements are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, [modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value]. The principal accounting policies adopted are set out below.

1.2 Going concern

At the time of approving the financial statements, the trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives.

1.4 Income

Voluntary income including donations, gifts, legacies and grants that provide core funding or are of a general nature is recognised when the charity has entitlement to the income, it is probable that the income will be received and the amount can be measured with sufficient reliability.

Donations and legacies

Donations and legacies are recognised on a receivable basis when receipt is probable and the amount can be reliably measured.

Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Investment income

Rental Income is recognised on the accruals basis.

PARK LANE FOUNDATION

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 SEPTEMBER 2022

1 Accounting policies

(Continued)

1.5 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.

Raising funds

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

Charitable activities

Charitable expenditure comprises those costs incurred by the Charity in the delivery of its activities and services for its beneficiaries.

1.6 Investment properties

Investment property is carried at fair value, derived from the current market prices for comparable real estate by external valuers. The valuers use observable market prices, adjusted if necessary for any difference in the nature, location or condition of the specific asset.

1.7 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.

1.8 Financial instruments

The charity has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the charity's balance sheet when the charity becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

PARK LANE FOUNDATION

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 SEPTEMBER 2022

1 Accounting policies

(Continued)

Basic financial liabilities

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the charity's contractual obligations expire or are discharged or cancelled.

2 Critical accounting estimates and judgements

In the application of the charity's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

3 Donations and legacies

	Unrestricted funds	Unrestricted funds
	2022	2021
	£	£
Donations and gifts	24,767	29,942

PARK LANE FOUNDATION

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 SEPTEMBER 2022

4 Investments

	Unrestricted funds	Unrestricted funds
	2022	2021
	£	£
Rental income	280,060	295,467
Interest receivable	780	59
	<u>280,840</u>	<u>295,526</u>

5 Charitable activities

	2022	2021
	£	£
Grant funding of activities (see note 6)	47,692	44,104
Share of support costs (see note 8)	24,531	4,315
Share of governance costs (see note 8)	4,560	3,000
	<u>76,783</u>	<u>51,419</u>

6 Grants payable

	2022	2021
	£	£
Grants to institutions:		
Other	<u>47,692</u>	<u>44,104</u>

During the course of the year the Charity made donations to support projects in furtherance of its charitable objectives.

The Charity has funded local and national projects, including donations of £23,787 to The GSAL Award Fund and £4,168 to The Prince's Trust.

All of the charitable grants made by the Charity totalling £47,692 were made to institutions to administer the projects directly.

PARK LANE FOUNDATION

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 30 SEPTEMBER 2022

7 Other Expenditure

	Unrestricted funds	Unrestricted funds
	2022	2021
	£	£
Loan interest	84,277	43,776
	<u>84,277</u>	<u>43,776</u>

8 Support costs

	Support costs	Governance costs	2022	Support costs	Governance costs	2021
	£	£	£	£	£	£
Insurance	3,175	-	3,175	-	-	-
Bank fees	153	-	153	3,416	-	3,416
Sundry	1,682	-	1,682	899	-	899
Legal and professional	19,521	-	19,521	-	-	-
Audit fees	-	4,560	4,560	-	3,000	3,000
	<u>24,531</u>	<u>4,560</u>	<u>29,091</u>	<u>4,315</u>	<u>3,000</u>	<u>7,315</u>
Analysed between Charitable activities	<u>24,531</u>	<u>4,560</u>	<u>29,091</u>	<u>4,315</u>	<u>3,000</u>	<u>7,315</u>

Governance costs includes payments to the auditors of £3,150 (2021 - £3,000) for audit fees.

9 Trustees

None of the trustees (or any persons connected with them) received any remuneration or benefits from the charity during the year.

No trustees have received any reimbursed expenses or any other benefits from the charity during the year.

Donations made by the trustees without any conditions attached totalled £8,748 for the year (2021 - £28,728).

10 Employees

The average monthly number of employees during the year was:

	2022 Number	2021 Number
Total	<u>-</u>	<u>-</u>

There were no employees whose annual remuneration was more than £60,000.

PARK LANE FOUNDATION

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 SEPTEMBER 2022

11 Net gains/(losses) on investments

	Total Unrestricted funds	
	2022	2021
	£	£
Revaluation of investment properties	-	100,000

12 Taxation

The charity is exempt from tax on income and gains falling within section 505 of the Taxes Act 1988 or section 252 of the Taxation of Chargeable Gains Act 1992 to the extent that these are applied to its charitable objects.

13 Investment property

	2022
	£
Fair value	
At 1 October 2021 and 30 September 2022	3,438,660

The most recent external valuation of the investment properties was carried out by Christie & Co in December 2021. Previous valuations were carried out in October 2019 by Dove Haigh Phillips LLP, March 2018 by Jones Lang Lasalle IP, Inc. and September 2014 by Allsop LLP in respect of different elements of the property portfolio. The professional valuers are external to the charity.

The carrying amount of investment properties would have been £1,724,454 under the historical cost model.

The above properties do not have any restrictions placed on them. Income generated from the properties is used to maintain the properties and any surplus is available to the Trustees to spend in accordance with the Charity's objects. The properties are held for rental under operating leases.

14 Debtors

	2022	2021
	£	£
Amounts falling due within one year:		
Trade debtors	1,246,420	1,572,001
Prepayments and accrued income	24,000	-
	1,270,420	1,572,001

PARK LANE FOUNDATION

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 SEPTEMBER 2022

15 Loans and overdrafts

	2022 £	2021 £
Bank loans	1,313,071	1,417,000
Payable within one year	1,271,167	1,371,167
Payable after one year	41,904	45,833

The charity has credit backed Heads of Terms with a new funder on similar terms for five years. The refinance is expected to be completed shortly after the signing of these accounts. The current bank loan is secured by legal charges on the property known as Leeds Golf Centre, and on land on the North side of School Lane, Wike.

16 Creditors: amounts falling due within one year

	Notes	2022 £	2021 £
Bank loans	15	1,271,167	1,371,167
Other creditors		16,861	261,374
Accruals and deferred income		37,286	16,841
		1,325,314	1,649,382

17 Creditors: amounts falling due after more than one year

	Notes	2022 £	2021 £
Bank loans	15	41,904	45,833

18 Designated funds

The income funds of the charity include the following designated funds which have been set aside out of unrestricted funds by the trustees for specific purposes:

	Movement in funds		Movement in funds	
	Balance at 1 October 2020	Incoming resources	Balance at 1 October 2021	Incoming resources
	£	£	£	£
Designated funds	180,000	-	180,000	-
Revaluation reserve	65,000	-	65,000	-
	245,000	-	245,000	-

The designated fund is held for the purpose of allowing the charity to continue holding a rental investment property on Burley Road in Leeds.

PARK LANE FOUNDATION

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 30 SEPTEMBER 2022

19 Analysis of net assets between funds

	Unrestricted funds 2022 £	Unrestricted funds 2021 as restated £
Fund balances at 30 September 2022 are represented by:		
Investment properties	3,438,660	3,438,660
Current assets/(liabilities)	309,084	168,466
Long term liabilities	(41,904)	(45,833)
	<u>3,705,840</u>	<u>3,561,293</u>

20 Related party transactions

During the year, the Charity received donations from the trustees, without any conditions attached, amounting to £8,748 (2021 - £28,728).

At 30 September 2022, £16,861 (2021 - £261,374) was owed to Park Lane Properties (Leeds) Limited, a company in which the Trustees of the Charity are directors and shareholders.

For the year ended 30 September 2022, rental income of £280,000 (2021 - £280,000) was charged to Leeds Golf Leisure LLP, a partnership in which the Trustees of the Charity are members, for use of the golf course and premises at Wike Ridge Lane, Shadwell, Leeds.

At 30 September 2022 £1,246,420 (2020: £1,572,000) was due to Park Lane Foundation from Leeds Golf Leisure LLP.

The trustees are considered to be the Charity's controlling party.