

LYME GREEN SETTLEMENT CIO

England & Wales · Charity number 1155679

Details

Other names LYME GREEN SETTLEMENT, Lyme Green Trust CIO

Status Registered

Legal form CIO

Registered 2014-02-06

Register [View on the Charity Commission register](#)

Contact

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Website www.lymegreensettlement.org.uk

Activities

Objects: THE OBJECTS OF THE CIO ARE THE RELIEF OF PERSONS SUFFERING FROM PARAPLEGIA AND/OR SEVERE DISABILITY, WITH A PREFERENCE FOR THOSE WHO HAVE BEEN EMPLOYED IN THE ARMED FORCES OF THE CROWN.

Activities: The awarding of grants to provide relief for persons suffering from paraplegia and/or severe disability, focusing on those who have been employed in the Armed Forces of the Crown as well as those who provide emergency services to the country and their communities.

Classification

- **How:** Makes Grants To Organisations
- **What:** Disability
- **Who:** People With Disabilities

Geography

- Throughout England And Wales

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£802,613	£104,568	£5,940,049	1
2024-03-31	£260,814	£286,904	-	-
2023-03-31	£215,140	£332,988	-	-
2022-03-31	£213,806	£249,496	-	-
2021-03-31	£213,374	£200,226	-	-

Trustees

Name	Role	Appointed
PATRICIA MCMILLAN	Chair	2002-03-25
Angela Robinson		2021-12-03
Carolyn Hirons		2025-02-10
Ian Michael Goalen		2021-03-01
Thomas O'Brien CBE		2025-02-19

Linked charities

- LYME GREEN SETTLEMENT (1155679-1)

LYME GREEN SETTLEMENT CIO

England & Wales - Charity number 1155679

Accounts

LYME GREEN SETTLEMENT CIO
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025

LYME GREEN SETTLEMENT CIO

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees

I Goalen
A. Robinson
P McMillan (Chair)
C Hirons (Appointed 10 February 2025)
T O'Brien CBE (Appointed 19 February 2025)

Principal address

Brabners LLP
Horton House
Exchange Flags
Liverpool
Merseyside
L2 3YL

Auditor

Mitchell Charlesworth (Audit) Limited
Suites C,D,E, & F
14th Floor The Plaza
100 Old Hall Street
Liverpool
L3 9QJ

Solicitors

Brabners LLP
Horton House
Exchange Flags
Liverpool
Merseyside
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LYME GREEN SETTLEMENT CIO

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LYME GREEN SETTLEMENT CIO

TRUSTEES' REPORT

FOR THE YEAR ENDED 31 MARCH 2025

The trustees present their annual report and financial statements for the year ended 31 March 2025.

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, FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Charities SORP "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)".

Objectives and activities

The object of the Charity, as amended in March 2024, shall be the relief of persons suffering from paraplegia and/or severe disability, with a preference for those who have been employed in the Armed Forces of the Crown. Trustees continue to review the purpose to enable it to support future grant giving. They have also decided to rebrand the charity as Lyme Green Trust [LGT].

For the first 4 months of the financial year, the Charity provided purpose-built accommodation for disabled people who are predominantly wheelchair dependent. In July 2024, the land and assets relating to Lyme Green Settlement were sold to Peaks and Plains Housing Trust (PPHT), a Registered Provider of Affordable Housing (RP) having sought offers from several RPs. In addition, the charity also completed the sale of adjacent land to the Settlement to a developer which had been in progress for some years. All the funds received from the sales will now be used to support grant making for people with disabilities across the UK, helping them to live with greater independence and in accordance with the objects.

The accounts shown in the Financial Review section show the income sources during the year. For the first 4 months, income was received from commercial tenancies, and below market rate residential rents across the site. This was used for ongoing management and maintenance of Lyme Green Settlement's properties. Subsequent months income was derived from investments and was used to make a grant award following an investigation into appropriate partner organisations.

Public benefit

The trustees confirm that they have complied with the requirements of section 17 of the Charities Act 2011 to have due regard to the public benefit guidance published by the Charity Commission for England and Wales.

LYME GREEN SETTLEMENT CIO

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

Achievements and performance

Significant activities and achievements against objectives

Performance

Key performance indicators as a landlord was full occupancy with minimum turnaround when any property becomes empty and the satisfaction and well-being of the residents and the appearance of the estate. The principal financial indicator was the maintenance of a positive financial position balancing costs against income over the medium term. During this reporting period the Charity maintained an occupancy level of over 90% on the residential and 100% for commercial properties. Two bungalows had been vacant for some time pending planning permission, which was finally received during 2023, but the Charity did not have sufficient funds to refurbish these during the financial year given other maintenance commitments across the site. Tenants were engaged as part of the sale process and the Trustees were assured that PPHT would provide secure, safe and well-maintained homes. The sale of the land and assets on the east side of London Road (except for the on-site car park) took place on 29th July 2024 for a sum of £3,018k. The one remaining member of staff also transferred under Transfer of Undertakings (Protection of Employment). The Trustees would like to thank the former Administrator for her long service to the charity. The sale released LGT fully from all future maintenance and service delivery commitments as well as providing the residents with subsidised rents. Meanwhile, the sale of land on the west side of London Road took place on 24th March 2025 for a sum of £2,750k.

Trustees continue to develop the new operating model as a grant awarding charity. LGT are seeking partner organisations to work with as they will manage beneficiary relationships using awards that LGT grant based on clearly defined terms. This new operating model was piloted during the year when LGT provided a £13k grant to BLESMA, the limbless veterans charity who enable limbless veterans to lead independent and fulfilling lives.

The general economic climate was difficult towards the end of the financial year with continuing inflation pressures and volatility in stock markets both affecting investment values.

In Q4, LGT was informed by its previous Auditors that they would no longer provide audit services to the charity. Following an exercise to identify new audit service providers Mitchell Charlesworth were appointed following a review of offers received.

Financial review

Reserves policy

The charity has two investment plans. One plan recognises the endowed status of these funds, while the other invests freely available funds for the charity's operations. There are sufficient funds in the latter for over 6 months of operational expenditure (including grants subject to limited scale and volume), and one-off legal costs the charity may incur.

Investment policy

Our investments are managed by Brewin Dolphin Limited under discretionary powers granted by the Charity. Detailed quarterly reports as well as daily online access to the investment portfolio and its performance is provided. Our investment objectives are to achieve the best financial return within a moderate and acceptable level of risk. This will be measured against the relevant blend of indices relating to the risk category.

LYME GREEN SETTLEMENT CIO

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

Structure, governance and management

Governance

The Trustees are aware of the guidance provided by the Charity Commission with respect to good governance and are mindful of the seven principles of the Charity Governance Code which are set out in the paragraphs of this report and inform the running and oversight of LGT by the Trustees. They are planning to adopt the new Charity Governance Code which is to be published in Autumn 2025. An annual review of Trustee conflicts of interest and skills takes place, with any issues or gaps addressed, which for the latter may include training or the addition of new Trustees. Standard items such as grant awards and reviews of finances, policies and risk are included on meeting agendas with the Trustees meeting at least quarterly.

Risk

Trustees retain a risk register, and it continues to evolve considering the emerging operating model as a grant giving charity. The main risks currently are the financial performance of the charity's investments, developing a robust governance environment, finding the right partner organisations and sustaining reputation.

Firm Plans

The charity will continue to develop its strategy and associated operating model engaging with an optimum number of like-minded partner organisations to reach as many beneficiaries as possible. LGT retains a car park at the former site of the Settlement and will keep under review the options for this asset. The charity will also frequently review its investment plans to optimise future funding resilience.

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

I Goalen

M H Loundes (Resigned 31 March 2025)

A. Robinson

P McMillan (Chair)

J Crook

(Appointed 28 October 2024 and resigned 17 September 2025)

C Hirons

(Appointed 10 February 2025)

T O'Brien CBE

(Appointed 19 February 2025)

Recruitment and appointment of trustees

None of the trustees has any beneficial interest in the company. All of the trustees are members of the company and guarantee to contribute £1 in the event of a winding up.

Statement of trustees' responsibilities

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

The law applicable to charities in England 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.

LYME GREEN SETTLEMENT CIO

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

The trustees are responsible for keeping adequate 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 Companies Act 2006. 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.

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

I M Goalen

I Goalen
Trustee

12 December 2025

LYME GREEN SETTLEMENT CIO

INDEPENDENT AUDITOR'S REPORT

TO THE TRUSTEES OF LYME GREEN SETTLEMENT CIO

Opinion

We have audited the financial statements of Lyme Green Settlement CIO (the 'charity') for the year ended 31 March 2025 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 31 March 2025 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 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 requires 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.

LYME GREEN SETTLEMENT CIO

INDEPENDENT AUDITOR'S REPORT (CONTINUED) TO THE TRUSTEES OF LYME GREEN SETTLEMENT CIO

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

We identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and then design and perform audit procedures responsive to those risks, including obtaining audit evidence that is sufficient and appropriate to provide a basis for our opinion.

Identifying and assessing potential risks related to irregularities

In identifying and assessing risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, we considered the following:

- the nature of the industry and sector, control environment and business performance;
- the charity's own assessment of the risks that irregularities may occur either as a result of fraud or error;
- the results of our enquiries of management and members of the Board of Trustees of their own identification and assessment of the risks of irregularities;
- any matters we identified having obtained and reviewed the charity's documentation of their policies and procedures relating to:
- identifying, evaluating and complying with laws and regulations and whether they were aware of any instances of non-compliance;
- detecting and responding to the risks of fraud and whether they have knowledge of any actual, suspected or alleged fraud; and
- the internal controls established to mitigate risks of fraud or non-compliance with laws and regulations; and
- the matters discussed among the audit engagement team regarding how and where fraud might occur in the financial statements and any potential indicators of fraud.

LYME GREEN SETTLEMENT CIO

INDEPENDENT AUDITOR'S REPORT (CONTINUED) TO THE TRUSTEES OF LYME GREEN SETTLEMENT CIO

As a result of these procedures, we considered the opportunities and incentives that may exist within the organisation for fraud and identified the greatest potential for fraud in the following areas:

(i) The presentation of the charity's Statement of Financial Activities, (ii) the charity's accounting policy for revenue recognition (iii) the valuation of the investments held. In common with all audits under ISAs (UK), we are also required to perform specific procedures to respond to the risk of management override.

We also obtained an understanding of the legal and regulatory framework that the charity operates in, focusing on provisions of those laws and regulations that had a direct effect on the determination of material amounts and disclosures in the financial statements. The key laws and regulations we considered in this context included the UK Companies Act and the Statement of Recommended Practice - 'Accounting and Reporting by Charities' issued by the joint SORP making body .

In addition, we considered provisions of other laws and regulations that do not have a direct effect on the financial statements but compliance with which may be fundamental to the charity's ability to operate or to avoid a material penalty.

Audit response to risks identified

As a result of performing the above, we identified the presentation of the charity's Statement of Financial Activities, revenue recognition and overstatement of wages and other costs as the key audit matters related to the potential risk of fraud. The key audit matters section of our report explains the matters in more detail and also describes the specific procedures we performed in response to those key audit matters.

In addition to the above, our procedures to respond to risks identified included the following:

- reviewing the financial statement disclosures and testing to supporting documentation to assess compliance with relevant laws and regulations described above as having a direct effect on the financial statements;
- enquiring of management and members of the Board of Trustees concerning actual and potential litigation and claims;
- performing analytical procedures to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud;
- reading minutes of meetings of those charged with governance and reviewing correspondence with relevant authorities where matters identified were significant;
- in addressing the risk of fraud through management override of controls, testing the appropriateness of journal entries and other adjustments; assessing whether the judgements made in making accounting estimates are indicative of a potential bias; and evaluating the business rationale of any significant transactions that are unusual or outside the normal course of business.

We also communicated relevant identified laws and regulations and potential fraud risks to all engagement team members and remained alert to any indications of fraud or non-compliance with laws and regulations throughout the audit.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

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.

LYME GREEN SETTLEMENT CIO

INDEPENDENT AUDITOR'S REPORT (CONTINUED) TO THE TRUSTEES OF LYME GREEN SETTLEMENT CIO

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.

Mitchell Charlesworth (Audit) Limited

Louise Casey (Senior Statutory Auditor)

For and on behalf of Mitchell Charlesworth (Audit) Limited, Statutory Auditor
Accountants

Suites C,D,E, & F
14th Floor The Plaza
100 Old Hall Street
Liverpool
L3 9QJ
12 December 2025

Mitchell Charlesworth (Audit) Limited 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.

LYME GREEN SETTLEMENT CIO

STATEMENT OF FINANCIAL ACTIVITIES

FOR THE YEAR ENDED 31 MARCH 2025

		Unrestricted funds	Endowment funds	Total	Unrestricted funds	Endowment funds	Total
	Notes	2025 £	2025 £	2025 £	2024 £	2024 £	2024 £
Income and endowments from:							
Donations and legacies	2	240	-	240	230	-	230
Charitable activities	3	86,851	-	86,851	255,673	-	255,673
Investments	4	47,382	-	47,382	4,911	-	4,911
Other income	5	-	668,140	668,140	-	-	-
Total income and endowments		<u>134,473</u>	<u>668,140</u>	<u>802,613</u>	<u>260,814</u>	<u>-</u>	<u>260,814</u>
Expenditure on:							
Raising funds	6	-	8,581	8,581	1,521	-	1,521
Charitable activities	7	89,879	-	89,879	282,794	-	282,794
Other expenditure	13	6,108	-	6,108	2,589	-	2,589
Total expenditure		<u>95,987</u>	<u>8,581</u>	<u>104,568</u>	<u>286,904</u>	<u>-</u>	<u>286,904</u>
Net gains/(losses) on investments	14	<u>9,646</u>	<u>38,558</u>	<u>48,204</u>	<u>12,722</u>	<u>-</u>	<u>12,722</u>
Net income/(expenditure)		<u>48,132</u>	<u>698,117</u>	<u>746,249</u>	<u>(13,368)</u>	<u>-</u>	<u>(13,368)</u>
Transfers between funds		<u>61,402</u>	<u>(61,402)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net movement in funds	10	<u>109,534</u>	<u>636,715</u>	<u>746,249</u>	<u>(13,368)</u>	<u>-</u>	<u>(13,368)</u>
Reconciliation of funds:							
Fund balances at 1 April 2024		<u>193,800</u>	<u>5,000,000</u>	<u>5,193,800</u>	<u>207,168</u>	<u>5,000,000</u>	<u>5,207,168</u>
Fund balances at 31 March 2025		<u>303,334</u>	<u>5,636,715</u>	<u>5,940,049</u>	<u>193,800</u>	<u>5,000,000</u>	<u>5,193,800</u>

The statement of financial activities includes all gains and losses recognised in the year. All income and expenditure derive from continuing activities.

LYME GREEN SETTLEMENT CIO

BALANCE SHEET

AS AT 31 MARCH 2025

		2025		2024	
	Notes	£	£	£	£
Fixed assets					
Tangible assets	16		-		5,004,965
Investments	17		5,832,848		157,956
			<u>5,832,848</u>		<u>5,162,921</u>
Current assets					
Debtors	18	2,709		7,453	
Cash at bank and in hand		136,395		89,456	
		<u>139,104</u>		<u>96,909</u>	
Creditors: amounts falling due within one year	19	(31,903)		(66,030)	
Net current assets			<u>107,201</u>		<u>30,879</u>
Total assets less current liabilities			<u>5,940,049</u>		<u>5,193,800</u>
The funds of the charity					
Endowment funds	22		5,636,715		5,000,000
Unrestricted funds	23		303,334		193,800
			<u>5,940,049</u>		<u>5,193,800</u>

The financial statements were approved by the trustees on 12 December 2025

I M Goalen

I Goalen
Trustee

LYME GREEN SETTLEMENT CIO

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

1 Accounting policies

Charity information

Lyme Green Settlement CIO is a registered charitable trust in the United Kingdom. The address of the principal office is given in the charity information on page 1 of these financial statements. The nature of the charity's operations and principal activities are described in the Trustees' Report on page 1.

1.1 Basis of preparation

The financial statements have been prepared in accordance with the charity's governing document, the Charities Act 2011, FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Charities SORP "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)". 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 not to prepare a statement of cash flows.

The financial statements have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a true and fair view. This departure has involved following the Statement of Recommended Practice for charities applying FRS 102 rather than the version of the Statement of Recommended Practice which is referred to in the Regulations but which has since been withdrawn.

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.

Restricted funds are subject to specific conditions by donors or grantors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

Endowment funds are subject to specific conditions by donors that the capital must be maintained by the charity.

1.4 Income

Income is recognised when the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the charity has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Legacies are recognised on receipt or otherwise if the charity has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

LYME GREEN SETTLEMENT CIO

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

1 Accounting policies

(Continued)

1.5 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement, and the amount of the obligation can be measured reliably.

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

1.6 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Freehold land and buildings	Not depreciated
Fixtures and fittings	25% on reducing balance

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

1.7 Fixed asset investments

Fixed asset investments are initially measured at transaction price excluding transaction costs, and are subsequently measured at fair value at each reporting date. Changes in fair value are recognised in net income/(expenditure) for the year. Transaction costs are expensed as incurred.

1.8 Impairment of fixed assets

At each reporting end date, the charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

1.9 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.10 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.

LYME GREEN SETTLEMENT CIO

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

1 Accounting policies

(Continued)

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.

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.

1.11 Employee benefits

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the charity is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

1.12 Retirement benefits

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

2 Income from donations and legacies

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Donations and gifts	240	230

LYME GREEN SETTLEMENT CIO

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

3 Income from charitable activities

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Charitable rental income	83,263	244,921
Other income	3,588	10,752
	<u>86,851</u>	<u>255,673</u>

4 Income from investments

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Income from listed investments	34,221	4,172
Interest receivable	13,161	739
	<u>47,382</u>	<u>4,911</u>

5 Other income

	Endowment funds 2025 £	Endowment funds 2024 £
Net gain on disposal of tangible fixed assets	668,140	-
	<u>668,140</u>	<u>-</u>

6 Expenditure on raising funds

	Unrestricted funds 2025 £	Endowment funds 2025 £	Total 2025 £	Unrestricted funds 2024 £	Endowment funds 2024 £	Total 2024 £
Investment management	-	8,581	8,581	1,521	-	1,521
	<u>-</u>	<u>8,581</u>	<u>8,581</u>	<u>1,521</u>	<u>-</u>	<u>1,521</u>

LYME GREEN SETTLEMENT CIO

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

7 Expenditure on charitable activities

	Charitable activities 2025 £	Charitable activities 2024 £
Direct costs		
Staff costs	12,472	46,516
Consultancy fees	28,521	35,800
	<u>40,993</u>	<u>82,316</u>
Grant funding of activities (see note 8)	13,688	-
Share of support and governance costs (see note 9)		
Support	35,198	200,478
	<u>89,879</u>	<u>282,794</u>
Analysis by fund		
Unrestricted funds	<u>89,879</u>	<u>282,794</u>

8 Grants payable

	Charitable activities 2025 £	Charitable activities 2024 £
Grants to institutions:		
BLESMA	13,688	-
	<u>13,688</u>	<u>-</u>

9 Support costs allocated to activities

	2025 £	2024 £
Premises	5,712	22,042
Office costs	6,088	19,406
Repairs and maintenance	11,636	72,898
Legal and professional	10,026	86,132
Audit fees	1,736	-
	<u>35,198</u>	<u>200,478</u>
Analysed between:		
Unrestricted funds	<u>35,198</u>	<u>200,478</u>

LYME GREEN SETTLEMENT CIO

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

10	Net movement in funds	2025	2024
		£	£
	The net movement in funds is stated after charging/(crediting):		
	Fees payable for the audit of the charity's financial statements	1,990	3,246
	Depreciation of owned tangible fixed assets	-	1,040
	(Profit)/loss on disposal of tangible fixed assets	(662,032)	1,548
		<u> </u>	<u> </u>

11 Trustees

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

12 Employees

The average monthly number of employees during the year was:

	2025	2024
	Number	Number
	1	1
	<u> </u>	<u> </u>

Employment costs

	2025	2024
	£	£
Wages and salaries	11,392	43,356
Other pension costs	806	3,145
	<u> </u>	<u> </u>
	12,198	46,501
	<u> </u>	<u> </u>

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

13 Other expenditure

	Unrestricted	Unrestricted
	funds	funds
	2025	2024
	£	£
Net loss on disposal of tangible fixed assets	6,108	1,548
Depreciation of tangible fixed assets	-	1,041
	<u> </u>	<u> </u>
	6,108	2,589
	<u> </u>	<u> </u>

LYME GREEN SETTLEMENT CIO

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

14 Gains and losses on investments

	Unrestricted funds 2025	Endowment funds 2025	Total 2025	Unrestricted funds 2024	Endowment funds 2024	Total 2024
	£	£	£	£	£	£
Gains/(losses) arising on:						
Revaluation of investments	3,098	38,558	41,656	-	-	-
Sale of investments	6,548	-	6,548	12,722	-	12,722
	<u>9,646</u>	<u>38,558</u>	<u>48,204</u>	<u>12,722</u>	<u>-</u>	<u>12,722</u>

15 Taxation

The charity is exempt from taxation on its activities because all its income is applied for charitable purposes.

16 Tangible fixed assets

	Freehold land and buildings	Fixtures and fittings	Total
	£	£	£
At 1 April 2024	5,000,000	5,700	5,005,700
Disposals	(5,000,000)	(5,700)	(5,005,700)
At 31 March 2025	<u>-</u>	<u>-</u>	<u>-</u>
At 1 April 2024	-	735	735
Eliminated in respect of disposals	-	(735)	(735)
At 31 March 2025	<u>-</u>	<u>-</u>	<u>-</u>
Carrying amount			
At 31 March 2025	<u>-</u>	<u>-</u>	<u>-</u>
At 31 March 2024	<u>5,000,000</u>	<u>4,965</u>	<u>5,004,965</u>

LYME GREEN SETTLEMENT CIO

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

17 Fixed asset investments

	Unrestricted £	Endowed £	Cash in portfolio £	Total £
Cost or valuation				
At 1 April 2024	152,691	-	5,265	157,956
Additions	3,218,947	93,103	-	3,312,050
Valuation changes	3,098	38,558	-	41,656
Transfers	(2,860,587)	2,860,587	-	-
Change in cash	-	-	2,756,577	2,756,577
Disposals	(358,321)	(77,070)	-	(435,391)
	<u>155,828</u>	<u>2,915,178</u>	<u>2,761,842</u>	<u>5,832,848</u>
Carrying amount				
At 31 March 2025	<u>155,828</u>	<u>2,915,178</u>	<u>2,761,842</u>	<u>5,832,848</u>
At 31 March 2024	<u>152,691</u>	<u>-</u>	<u>5,265</u>	<u>157,956</u>

18 Debtors

	2025 £	2024 £
Amounts falling due within one year:		
Trade debtors	-	1,047
Other debtors	1,385	194
Prepayments and accrued income	1,324	6,212
	<u>2,709</u>	<u>7,453</u>

19 Creditors: amounts falling due within one year

	Notes	2025 £	2024 £
Other taxation and social security		-	1,100
Deferred income	20	-	2,600
Trade creditors		582	23,732
Accruals		31,321	38,598
		<u>31,903</u>	<u>66,030</u>

20 Deferred income

	2025 £	2024 £
Other deferred income	-	2,600
	<u>-</u>	<u>2,600</u>

LYME GREEN SETTLEMENT CIO

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

20 Deferred income (Continued)

Deferred income is included in the financial statements as follows:

	2025	2024
	£	£
Deferred income is included within:		
Current liabilities	-	2,600
	<u> </u>	<u> </u>
Movements in the year:		
Deferred income at 1 April 2024	2,600	-
Resources deferred in the year	(2,600)	2,600
	<u> </u>	<u> </u>
Deferred income at 31 March 2025	-	2,600
	<u> </u>	<u> </u>

21 Retirement benefit schemes

	2025	2024
	£	£
Defined contribution schemes		
Charge to profit or loss in respect of defined contribution schemes	806	3,145
	<u> </u>	<u> </u>

The charity operates a defined contribution pension scheme for all qualifying employees. The assets of the scheme are held separately from those of the charity in an independently administered fund.

22 Endowment funds

Endowment funds represent assets which must be held permanently by the charity. Income arising on the endowment funds can be used in accordance with the objects of the charity and is included as unrestricted income. Any capital gains or losses arising on the assets form part of the fund.

	At 1 April 2024	Incoming resources	Resources expended	Transfers	Gains and losses	At 31 March 2025
	£	£	£	£	£	£
Permanent endowments	5,000,000	668,140	(8,581)	(61,402)	38,558	5,636,715
	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Previous year:	At 1 April 2023	Incoming resources	Resources expended	Transfers	Gains and losses	At 31 March 2024
	£	£	£	£	£	£
Permanent endowments	5,000,000	-	-	-	-	5,000,000
	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>

LYME GREEN SETTLEMENT CIO

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

23 Unrestricted funds

The unrestricted funds of the charity comprise the unexpended balances of donations and grants which are not subject to specific conditions by donors and grantors as to how they may be used. These include designated funds which have been set aside out of unrestricted funds by the trustees for specific purposes.

	At 1 April 2024	Incoming resources	Resources expended	Transfers	Gains and losses	At 31 March 2025
	£	£	£	£	£	£
General funds	193,800	134,473	(95,987)	61,402	9,646	303,334
	<u>193,800</u>	<u>134,473</u>	<u>(95,987)</u>	<u>61,402</u>	<u>9,646</u>	<u>303,334</u>
Previous year:	At 1 April 2023	Incoming resources	Resources expended	Transfers	Gains and losses	At 31 March 2024
	£	£	£	£	£	£
General funds	207,168	260,814	(286,904)	-	12,722	193,800
	<u>207,168</u>	<u>260,814</u>	<u>(286,904)</u>	<u>-</u>	<u>12,722</u>	<u>193,800</u>

24 Analysis of net assets between funds

	Unrestricted funds	Endowment funds	Total
	2025	2025	2025
	£	£	£
At 31 March 2025:			
Investments	196,133	5,636,715	5,832,848
Current assets/(liabilities)	107,201	-	107,201
	<u>196,133</u>	<u>5,636,715</u>	<u>5,832,848</u>
	<u>303,334</u>	<u>5,636,715</u>	<u>5,940,049</u>
	<u>303,334</u>	<u>5,636,715</u>	<u>5,940,049</u>
	Unrestricted funds	Endowment funds	Total
	2024	2024	2024
	£	£	£
At 31 March 2024:			
Tangible assets	4,965	5,000,000	5,004,965
Investments	157,956	-	157,956
Current assets/(liabilities)	30,879	-	30,879
	<u>157,956</u>	<u>5,000,000</u>	<u>5,157,956</u>
	<u>193,800</u>	<u>5,000,000</u>	<u>5,193,800</u>
	<u>193,800</u>	<u>5,000,000</u>	<u>5,193,800</u>

25 Related party transactions

There were no disclosable related party transactions during the year (2024 - none).

LYME GREEN SETTLEMENT CIO

England & Wales - Charity number 1155679

Accounts

Lyme Green Settlement
Trustees' Report (continued)

Statement of Trustees' Responsibilities

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

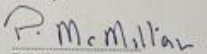
The law applicable to charities requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period. In preparing these financial statements, the trustees are required to:

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

The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charities (Accounts and Reports) Regulations 2008, and the provisions of the constitution. The trustees 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.

The trustees are responsible for the maintenance and integrity of the corporate and financial information included on the charitable company's website. Legislation governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

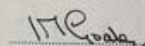
The annual report was approved by the trustees of the charity on 20 January 2025 and signed on its behalf by:

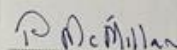

P McMillan
Trustee

Lyme Green Settlement
(Registration number: 1155679)
Balance Sheet as at 31 March 2024

	Note	2024 £	2023 £
Fixed assets			
Tangible assets	12	5,004,965	5,004,994
Investments	13	152,691	189,197
		<u>5,157,656</u>	<u>5,194,191</u>
Current assets			
Debtors	14	7,453	2,373
Cash at bank and in hand	15	94,721	62,266
		<u>102,174</u>	<u>64,639</u>
Creditors: Amounts falling due within one year	15	<u>(66,030)</u>	<u>(51,662)</u>
Net current assets		<u>36,144</u>	<u>12,977</u>
Net assets		<u>5,193,800</u>	<u>5,207,168</u>
Funds of the charity:			
Endowment funds		5,000,000	5,000,000
Unrestricted income funds			
Unrestricted funds		<u>193,800</u>	<u>207,168</u>
Total funds	17	<u>5,193,800</u>	<u>5,207,168</u>

The financial statements on pages 14 to 26 were approved by the trustees, and authorised for issue on 20 January 2025 and signed on their behalf by:


I Golden
Trustee


P McMillan
Trustee

Charity registration number: 1155679

Lyme Green Settlement

Annual Report and Financial Statements

for the Year Ended 31 March 2024

Lyme Green Settlement

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Lyme Green Settlement

Trustees' Report

The trustees present the annual report together with the financial statements of the charity for the year ended 31 March 2024. The trustees have adopted the provisions of 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

Objects and aims

The object of the Charity, as amended in March 2024, shall be the relief of persons suffering from paraplegia and/or severe disability, with a preference for those who have been employed in the Armed Forces of the Crown.

Objectives, strategies and activities

Throughout this financial year and the first 4 months of the next, the Charity provided purpose-built accommodation for disabled people who are predominantly wheelchair dependent. Application to occupy any vacant property may be made by recommendation from medical and social organisations. Following the sale of these assets in July 2024, the Charity focuses on providing grants to disabled people to assist them to live independently in accordance with the objects.

The accounts shown in the Financial Review section show the income sources and how that income was used in the ongoing management, maintenance and upgrading of the Lyme Green Settlement's property comprising 9.47 hectares with buildings thereon: - thirty dwellings, an office, hall (used as a nursery), workshops, a bowling green, and agricultural land. Until the sale there was also a small administration team. The hall, workshops, a two-storey house and the agricultural land are let at commercial rents, as were two of the bungalows following refurbishment. This provided an income stream to supplement the other residential rents. As a result, the residential rents are held at a favourable level compared with local rental levels and local housing allowance for comparable properties

Public benefit

The trustees confirm that they have complied with the requirements of section 17 of the Charities Act 2011 to have due regard to the public benefit guidance published by the Charity Commission for England and Wales.

Achievements and performance

Performance

The principal performance indicator was full occupancy with minimum turnaround when any property becomes empty. A key indicator throughout was the satisfaction and well-being of the residents and the appearance of the estate. The principal financial indicator was the maintenance of a positive financial position balancing costs against income over the medium term.

Lyme Green Settlement

Trustees' Report (continued)

During this reporting period the Charity maintained an occupancy level of over 90% on the residential and 100% for commercial properties. Two bungalows have been vacant for some time pending planning permission, which was received during 2023, but the Charity did not have sufficient funds to refurbish these during the financial year given other maintenance commitments across the site. A focus on improved tenancy engagement continued during the year including visits and inspections along with continued focus on and improvements in safety and compliance across homes and properties. At each meeting, Trustees monitored the risk of additional empty homes and the need to respond to all asset compliance matters and planned maintenance. There were no complaints received during the year. All properties and the estate continued to benefit from the attention of a Site Caretaker up until their resignation in August 2023. All necessary repairs and maintenance, and subsequently estate management was undertaken by accredited contractors. In light of the delayed sale of the land west of London Road and increasing inflation pressures, Trustees agreed that it was necessary to increase residential rents by 5% on 1st April 2024 following an increase of 5% the year previous.

Over the last few years many changes in legislation have occurred especially in terms of homes and properties, and along with increasing maintenance needs across the site, limited internal resources and increasing difficulty securing external contractors, maintaining service delivery has proved increasingly difficult. Moreover, the needs of applicants have also changed markedly from the inception of Lyme Green Settlement; there are fewer applicants who meet the strict criteria called for in the Trust's Objects.

The general economic climate continues to be difficult with continuing inflation pressures and volatility in stock markets both affecting investment values. Local government funding, particularly in the area of housing benefits, remains under continued pressure. Some of the residents have been adversely affected by these changes. Residents' care needs continue to be provided by the external services of the NHS.

Investment Policy

Our investments are managed by Brewin Dolphin Ltd under discretionary powers granted by the Charity. Detailed quarterly reports as well as daily online access to the investment portfolio and its performance are provided.

Our investment objectives are to achieve the best financial return within a moderate and acceptable level of risk. This will be measured against the relevant blend of indices relating to the risk category.

Lyme Green Settlement

Trustees' Report (continued)

Firm Plans

In light of the increasing difficulties facing the Charity to provide well maintained homes and associated services, the decision was taken during 2023 to sell the site on the east side of London Road in line with Charity Commission guidance. Following engagement with the Commission, the Charity sought offers from not for profit registered housing providers who would be able to continue to provide secure, safe and well maintained homes for residents. As a result, the sale of the site on the east side of London Road (except for the on-site car park) took place on 29th July 2024 for a sum of £3,018k. The one remaining member of staff also transferred under Transfer of Undertakings (Protection of Employment). This released the Charity fully from all future maintenance and service delivery commitments as well as providing the residents with subsidised rents. The Charity would now focus on providing grants to disabled people as per the objects.

On 7th December 2020 contracts were exchanged on the sale of the land it owns to the west of London Road which bisects the site. The contract is conditional on satisfactory planning permission being obtained. The agreed pending sale is expected to occur when planning permission is granted. An appeal process concluded successfully the year ended 31st March 2024 and an additional planning application had also been submitted. The proceeds from this sale once received, will also be used for the furtherance of the Charity's Objects.

Lyme Green Settlement

Trustees' Report (continued)

Financial review

Financial position

The Charity had a deficit of £13K (FY'23 £133K) for the year which includes a unrealised/realised gain on the revaluation of our investments of £13K (FY'23 loss of £15K.) The year's actual deficit compares with a budgeted deficit of £20K. Excluding the book gain from investments, income at £261K was slightly above budget due to improved commercial income. Expenditure at £287K was £8K higher than budget with reductions in maintenance costs and salaries being more than offset by increases in consultancy and professional fees. During the year a significant amount was spent on one bungalow to upgrade it and improve energy efficiency for the future. This highlighted that future upgrade costs for the bungalows were likely to be significant. The value of the investment portfolio as at March 31st 2024 stood at £153K compared to £189K as at March 31st 2023, which also reflected a withdrawal of funds of £50k to supplement working capital during the financial year.

On 1st April 2014, the land and buildings were professionally valued at £5M and were transferred from the old unincorporated Charity number 209267 to the new CIO as a gift. In the Land Registry Proprietorship Register, Lyme Green Settlement CIO is shown as the owner of the land and buildings. This transfer took place with the full knowledge of the Charity Commission (CC). We later discovered that the CC had changed their view on the status of the land and were now of the opinion that it had permanent endowment status. A CIO cannot legally own Permanently Endowed Land, which, therefore, still belongs to the old Lyme Green Settlement Trust. With assistance from the CC, a new scheme was established in March 2018 appointing the CIO as the sole and Corporate Trustee of the old Lyme Green Settlement Trust. The CIO and the old trust were linked on the CC register and only one set of annual accounts is required. The property is shown separately in the accounts under Endowed Funds.

Principal funding sources

The majority of our income during the financial year was received from rentals of the 29 bungalows, one two storey house, four workshops, an office, a building adapted for use as a children's day nursery and land around the Settlement rented out to a local farmer for grazing.

Other smaller sources of income are from interest and dividends on our investments. We would like to thank Mrs Masters for her continued monthly donation to the Charity. All the income received is utilised to enable us to achieve our charitable objectives.

A major risk facing the Charity was the sudden and unexpected loss of rental income, for example several bungalows becoming vacant at the same time or losing one of our commercial tenants. Also, increasing building compliance requirements and shortage of accredited contractors increased the risk.

Despite the addition of a new tenancy for the office building and conversion of two bungalows to closer to market based rents all to support the financial resilience of the charity, the medium term financial risks were not being mitigated. Post sale of the site on the east of London Road, and with the sale of the site on the West side of London Road pending, the Charity is on a stable financial footing and able to foresee a medium and long term future offering grants to disabled people to assist them to live more independently in their homes. This will be underpinned by investment funds managed by a respected provider, and Trustees will continue to monitor market trends to assess annual grant making capabilities and assess risk.

Lyme Green Settlement

Trustees' Report (continued)

Policy on reserves

Liquid funds stand at £189K (net current assets £36K and investments £153K).

Now released from all property maintenance and service delivery commitments, the Charity will retain the majority of its capital through invested endowed funds. Each year a budget will be generated to assess the level of grants that can be made. Funds required to wind up the charity or deal with legal difficulties (for example in relation to finalising the sale of the West land) will also be assessed as part of the budget process otherwise would be available from the invested endowed funds subject to Trustee resolution to release such funds.

Plans for future periods

Aims and key objectives for future periods

In light of the sale of the site to a local registered housing provider and the pending sale of remaining land within the title, the Charity has financial resilience into the long term. The Trustees are seeking additional skills to complement their Board. They are also focused on building partnerships with other charities who will identify appropriate grant beneficiaries and administer the agreed grants in order to support applicants with disabilities to live more comfortably in their homes and surroundings.

Reference and Administrative Details

Charity Registration Number:	1155679
Principal Office:	1 Park Street Macclesfield Cheshire SK11 6SR
Auditor:	Bright Partnership Limited Chartered Accountants 1 Park Street Macclesfield Cheshire SK11 6SR
Solicitors:	Brabners LLP

Lyme Green Settlement

Trustees' Report (continued)

Trustees and officers

The trustees and officers serving during the year and since the year end were as follows:

Trustees:

- I Goalen
- I Hayes (resigned 12 April 2023)
- A Benzie (resigned 3 July 2023)
- M H Loundes
- A Robinson
- P McMillan
- J Crook (appointed 28 October 2024)

Structure, governance and management

Nature of governing document

The governing document of the Lyme Green Settlement Charity is the Trust Deed for the Lyme Green Settlement for Paraplegics dated 8th July 1946 and subsequent amendments dated 9th March 1979, 15th September 1997, 7th July 2003 and 21st March 2018.

The governing document of the Lyme Green Settlement CIO is the Constitution dated 31st March 2014 and amended 1st September 2015 (subsequently further amended July 1st, 2019 and December 14th, 2020).

Day to day operations, decision making, financial management and trust governance are all conducted in accordance with a set of policies which are subject to review and approval every two years. During this review process, the charity trustees give consideration to the major risks to which the charity is exposed and satisfies themselves that systems or procedures are established in order to manage those risks

The Charity is Lyme Green Settlement CIO, registered charity number 1155679. It is located at The Office, Lyme Green Settlement, London Rd, Macclesfield, Cheshire SK11 0LD

Recruitment and appointment of trustees

The Trustee body comprises up to 10 positions with the trustees being recruited locally; vacant positions being advertised by word of mouth from existing trustees, by local advertising and by the use of CVS Cheshire East. Applicants are interviewed by existing trustees who, in their appointment process, seek to ensure a complementary mix of skills to meet the needs of the Charity.

The Trustees as at March 31st, 2024 were:
Mrs Pat McMillan (Chairman)
Mr Malcolm Lounds (Property)
Mr Ian Goalen (Finance)
Mrs Angie Robinson

Lyme Green Settlement

Trustees' Report (continued)

Organisational structure

As stated in Land Registry records, title absolute of the land and estate is held by Lyme Green Settlement CIO (Reg No. 1155679).

All other assets of the CIO are held in the CIO's name with the exception of its stocks and shares which are held in the name of our stockbrokers' nominee company to save dealing and administrative cost in accordance with modern practice.

The organisational structure comprises the board of trustees (all volunteers with one selected as chairperson), an Administrator and one full-time gardener/handyman.

The trustees meet at four full board meetings during the year. All major policy, financial and operational decisions are decided by a majority of the trustees. The Constitution covers the structure and voting requirements. As necessary, further full trustee meetings are called in keeping with the provisions of the Constitution.

The smaller meetings, as required, review related topics and formulate proposals for consideration and approval at full trustee meetings.

A trustee is delegated to oversee Finance matters. That trustee and the Administrator monitor and administer the Trust's finances closely during the year and ensure, as far as possible, that the Settlement has remained on budget. In the management of Investments, the trustees continue to take a cautious approach and assess the situation on a frequent and regular basis with the Charity's stockbrokers.

A trustee is delegated to oversee Property matters. That trustee and the Administrator ensure that the programme of bungalow modernisation continues on schedule and on budget and that routine maintenance is done properly and promptly.

All other operational matters are delegated to the appropriate trustee, based on their field of expertise.

The chairperson maintains an oversight of all activities, meeting with the Administrator on a weekly basis and sitting in on the smaller meetings as necessary.

Administration

The Administrator manages the day to day activities of the Settlement working within the guidelines laid down by the board of trustees. However, any major concerns must firstly be relayed to the chairperson who may then require a view from all trustees.

Financial mandates are laid down in accordance with good accounting practice.

The remuneration package for the Administrator is set in accordance with levels applicable to a professional office worker in Macclesfield. The Charity operates a pension scheme for all eligible employees.

Lyme Green Settlement

Trustees' Report (continued)

Major risks and management of those risks

The main risks identified were:

- Loss of commercial property income
- Health and safety of tenants
- Health and safety of employees

The Trustees mitigated these risks by:

- Tenants were informed that the Trusts employees would not be entering the premises of tenants unless specifically requested. Assistance was offered in respect of collection of shopping.
- Identifying opportunities to enhance commercial property income, for example, letting the office building to external tenants.

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.

Cash flow risk

The charity's activities expose it primarily to the financial risks of changes in foreign currency exchange rates and interest rates. The charity uses foreign exchange forward contracts and interest rate swap contracts to hedge these exposures.

Interest bearing assets and liabilities are held at fixed rate to ensure certainty of cash flows.

Credit risk

The charity's principal financial assets are bank balances and cash, trade and other receivables, and investments.

The charity's credit risk is primarily attributable to its trade receivables. The amounts presented in the balance sheet are net of allowances for doubtful receivables. An allowance for impairment is made where there is an identified loss event which, based on previous experience, is evidence of a reduction in the recoverability of the cash flows.

The credit risk on liquid funds and derivative financial instruments is limited because the counterparties are banks with high credit-ratings assigned by international credit-rating agencies.

The charity has no significant concentration of credit risk, with exposure spread over a large number of counterparties and customers.

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.

Further details regarding liquidity risk can be found in the Statement of accounting policies in the financial statements.

Lyme Green Settlement

Trustees' Report (continued)

Statement of Trustees' Responsibilities

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

The law applicable to charities requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period. In preparing these financial statements, the trustees are required to:

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

The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charities (Accounts and Reports) Regulations 2008, and the provisions of the constitution. The trustees 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.

The trustees are responsible for the maintenance and integrity of the corporate and financial information included on the charitable company's website. Legislation governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

The annual report was approved by the trustees of the charity on 20 January 2025 and signed on its behalf by:

.....
P McMillan
Trustee

Lyme Green Settlement

Independent Auditor's Report to the Members of Lyme Green Settlement

Opinion

We have audited the financial statements of Lyme Green Settlement (the 'charity') for the year ended 31 March 2024, which comprise the Statement of Financial Activities, Balance Sheet, and Notes to the Financial Statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is United Kingdom Accounting Standards, comprising Charities SORP - FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and applicable law (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 31 March 2024 and of its incoming resources and application of resources, including its income and expenditure, 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 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 original financial statements were 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 trustees are responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

Lyme Green Settlement

Independent Auditor's Report to the Members of Lyme Green Settlement (continued)

In connection with our audit of the financial statements, 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 audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. 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

In the light of our knowledge and understanding of the charity and its environment obtained in the course of the audit, we have not identified material misstatements in the Trustees' Report.

We have nothing to report in respect of the following matters where the Charities (Accounts and Report) Regulations 2008 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of trustees

As explained more fully in the Statement of Trustees' Responsibilities (set out on page 9), 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 liquidate the charity or to cease operations, or have no realistic alternative but to do so.

Auditor Responsibilities for the audit of the financial statements

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.

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

Lyme Green Settlement

Independent Auditor's Report to the Members of Lyme Green Settlement (continued)

Our approach to identifying and assessing the risks of material misstatements in respect of irregularities, including fraud and non-compliance with laws and regulations, was as follows:

- The engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify or recognise non-compliance with applicable laws and regulations;
- We identified the laws and regulations applicable to the CIO through discussions with trustees and other management, and from our charity knowledge and experience of the sector;
- We focused on specific laws and regulations which we considered may have a direct material effect on the financial statements or the operations of the charity, including the Charities Act 2011 and SORP FRS102, data protection, anti-bribery, employment, environmental and health and safety legislation;
- We assessed the extent of compliance with the laws and regulations identified above through making enquiries of management and inspecting legal correspondence where appropriate; and
- Identified laws and regulations were communicated within the audit team regularly and the team remained alert to instances of non-compliance throughout the audit.

We assessed the susceptibility of the CIO's financial statements to material misstatements, including obtaining an understanding of how fraud might occur, by:

- Making enquiries of management as to where they considered there was susceptibility to fraud, their knowledge of actual, suspected and alleged fraud; and
- Considering the internal controls in place to mitigate risks of fraud and non-compliance with laws and regulations.

To address the risk of fraud through management bias and override controls, we:

- Performed analytical procedures to identify any unusual or expected relationships;
- Tested journal entries to identify unusual transactions; and
- Investigate the rationale behind significant or unusual transactions, where appropriate.

In response to the risk of irregularities and non-compliance with laws and regulations, we designed procedures which included, but were not limited to:

- agreeing financial statement disclosures to underlying supporting documentation;
- reading minutes of meetings of those charged with governance;
- enquiring of management as to actual potential litigation and claims; and
- reviewing correspondence with relevant regulators and the company's legal advisors where necessary.

There are inherent limitations in our audit procedures described above. The more removed that laws and regulations are from financial transactions, the less likely it is that we would become aware of non-compliance. Auditing standards also limit the audit procedures required to identify non-compliance with laws and regulations to enquiry of the trustees and other management and the inspection of regulatory and legal correspondence, if any.

Material misstatements that arise due to fraud can be harder to detect than those that arise from errors as they may involve deliberate concealment or collusion.

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

Lyme Green Settlement

Independent Auditor's Report to the Members of Lyme Green Settlement (continued)

Use of our report

This report is made solely to the charity trustees, as a body, in accordance with section 144 of the Charities Act 2011 and regulations made under section 154 of that Act. Our audit work has been undertaken so that we might state to the trustees those matters we are required to state to trustees in an auditors' 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 its trustees as a body, for our audit work, for this report, or for the opinions we have formed.

.....
Michael Senior (Senior Statutory Auditor)
For and on behalf of Bright Partnership Limited, Statutory Auditor

1 Park Street
Macclesfield
Cheshire
SK11 6SR

20 January 2025

Bright Partnership Limited 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.

Lyme Green Settlement

Statement of Financial Activities for the Year Ended 31 March 2024

	Note	Unrestricted funds £	Endowment funds £	Total 2024 £
Income and Endowments from:				
Donations and legacies		230	-	230
Charitable activities		255,673	-	255,673
Investment income	4	<u>4,911</u>	<u>-</u>	<u>4,911</u>
Total income		<u>260,814</u>	<u>-</u>	<u>260,814</u>
Expenditure on:				
Raising funds		(1,521)	-	(1,521)
Charitable activities		(282,794)	-	(282,794)
Other expenditure	7	<u>(2,589)</u>	<u>-</u>	<u>(2,589)</u>
Total expenditure		(286,904)	-	(286,904)
Gains/losses on investment assets		<u>12,722</u>	<u>-</u>	<u>12,722</u>
Net expenditure		<u>(13,368)</u>	<u>-</u>	<u>(13,368)</u>
Net movement in funds		(13,368)	-	(13,368)
Reconciliation of funds				
Total funds brought forward		<u>207,168</u>	<u>5,000,000</u>	<u>5,207,168</u>
Total funds carried forward	17	<u><u>193,800</u></u>	<u><u>5,000,000</u></u>	<u><u>5,193,800</u></u>

The notes on pages 17 to 26 form an integral part of these financial statements.

Lyme Green Settlement

Statement of Financial Activities for the Year Ended 31 March 2024 (continued)

	Note	Unrestricted funds £	Endowment funds £	Total 2023 £
Income and Endowments from:				
Donations and legacies		240	-	240
Charitable activities		210,697	-	210,697
Investment income	4	<u>4,204</u>	<u>-</u>	<u>4,204</u>
Total income		<u>215,141</u>	<u>-</u>	<u>215,141</u>
Expenditure on:				
Raising funds		(1,876)	-	(1,876)
Charitable activities		(330,369)	-	(330,369)
Other expenditure	7	<u>(743)</u>	<u>-</u>	<u>(743)</u>
Total expenditure		(332,988)	-	(332,988)
Gains/losses on investment assets		<u>(14,777)</u>	<u>-</u>	<u>(14,777)</u>
Net expenditure		<u>(132,624)</u>	<u>-</u>	<u>(132,624)</u>
Net movement in funds		(132,624)	-	(132,624)
Reconciliation of funds				
Total funds brought forward		<u>339,792</u>	<u>5,000,000</u>	<u>5,339,792</u>
Total funds carried forward	17	<u><u>207,168</u></u>	<u><u>5,000,000</u></u>	<u><u>5,207,168</u></u>

All of the charity's activities derive from continuing operations during the above two periods.

Lyme Green Settlement
(Registration number: 1155679)
Balance Sheet as at 31 March 2024

	Note	2024 £	2023 £
Fixed assets			
Tangible assets	12	5,004,965	5,004,994
Investments	13	<u>152,691</u>	<u>189,197</u>
		<u>5,157,656</u>	<u>5,194,191</u>
Current assets			
Debtors	14	7,453	2,373
Cash at bank and in hand	15	<u>94,721</u>	<u>62,266</u>
		102,174	64,639
		-	-
Creditors: Amounts falling due within one year	16	<u>(66,030)</u>	<u>(51,662)</u>
Net current assets		<u>36,144</u>	<u>12,977</u>
Net assets		<u>5,193,800</u>	<u>5,207,168</u>
Funds of the charity:			
Endowment funds		5,000,000	5,000,000
Unrestricted income funds			
Unrestricted funds		<u>193,800</u>	<u>207,168</u>
Total funds	17	<u>5,193,800</u>	<u>5,207,168</u>

The financial statements on pages 14 to 26 were approved by the trustees, and authorised for issue on 20 January 2025 and signed on their behalf by:

.....
I Goalen
Trustee

.....
P McMillan
Trustee

Lyme Green Settlement

Notes to the Financial Statements for the Year Ended 31 March 2024

1 Accounting policies

Statement of compliance

The financial statements have been prepared in accordance with the second edition of the Charities Statement of Recommended Practice issued in October 2019, the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and the Charities Act 2011.

Basis of preparation

Lyme Green Settlement meets the definition of a public benefit entity under FRS 102. The accounts (financial statements) have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant note(s) to these accounts.

Going concern

The trustees consider that there are no material uncertainties about the charity's ability to continue as a going concern.

Income and endowments

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.

Deferred income

Deferred income represents amounts received for future periods and is released to incoming resources in the period for which, it has been received. Such income is only deferred when:

- The donor specifies that the grant or donation must only be used in future accounting periods; or
- The donor has imposed conditions which must be met before the charity has unconditional entitlement.

Investment income

Dividends are recognised once the dividend has been declared and notification has been received of the dividend due.

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.

Lyme Green Settlement

Notes to the Financial Statements for the Year Ended 31 March 2024 (continued)

Raising funds

These are costs incurred in attracting voluntary income, the management of investments and those incurred in trading 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. 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 include central functions and have been allocated to activity cost categories on a basis consistent with the use of resources, for example, allocating property costs by floor areas, or per capita, staff costs by the time spent and other costs by their usage.

Governance costs

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

Taxation

The charity is considered to pass the tests set out in Paragraph 1 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 11 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

Fixed assets are 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:

Plant and machinery - 25% on reducing balance

Land and buildings policy

Land - not depreciated

Buildings - not depreciated

The charity elected to use the fair value of the buildings at the transition date to FRS 102. Where that value is not lower than the residual value, the trustees have elected not to depreciate the buildings.

Lyme Green Settlement

Notes to the Financial Statements for the Year Ended 31 March 2024 (continued)

Fixed asset investments

Fixed asset investments, other than programme related investments, are included at market value at the balance sheet date. Realised gains and losses on investments are calculated as the difference between sales proceeds and their market value at the start of the year, or their subsequent cost, and are charged or credited to the Statement of Financial Activities in the period of disposal.

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

Trade debtors

Trade debtors are amounts due from customers for merchandise sold or services performed in the ordinary course of business.

Trade debtors are recognised initially at the transaction price. They are subsequently measured at amortised cost using the effective interest method, less provision for impairment. A provision for the impairment of trade debtors is established when there is objective evidence that the charity will not be able to collect all amounts due according to the original terms of the receivables.

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.

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 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.

Lyme Green Settlement

Notes to the Financial Statements for the Year Ended 31 March 2024 (continued)

2 Income from donations and legacies

	Unrestricted funds General £	Total funds £
Donations and legacies;		
Donations from individuals	230	230
Total for 2024	230	230
Total for 2023	240	240

3 Income from charitable activities

	Unrestricted funds General £	Total funds £
	255,673	255,673
Total for 2024	255,673	255,673
Total for 2023	210,697	210,697

4 Investment income

	Unrestricted funds General £	Total funds £
Interest receivable and similar income;		
Interest receivable on bank deposits	739	739
Other income from fixed asset investments	4,172	4,172
Total for 2024	4,911	4,911
Total for 2023	4,204	4,204

Lyme Green Settlement

Notes to the Financial Statements for the Year Ended 31 March 2024 (continued)

5 Expenditure on raising funds

a) Investment management costs

	Unrestricted funds General £	Total funds £
Other investment management costs; Administration of the investments	1,521	1,521
Total for 2024	1,521	1,521
Total for 2023	1,876	1,876

6 Expenditure on charitable activities

	Unrestricted funds General £	Total funds £
Allocated support costs	152,418	152,418
Governance costs	94,576	94,576
Total for 2024	246,994	246,994
Total for 2023	296,569	296,569

7 Other expenditure

	Unrestricted funds General £	Total funds £
Depreciation, amortisation and other similar costs	2,589	2,589
Total for 2024	2,589	2,589
Total for 2023	743	743

Lyme Green Settlement

Notes to the Financial Statements for the Year Ended 31 March 2024 (continued)

8 Analysis of governance and support costs

Governance costs

	Unrestricted funds General £	Total funds £
Audit fees		
Audit of the financial statements	3,246	3,246
Other fees paid to auditors	3,884	3,884
Legal fees	87,446	87,446
Total for 2024	94,576	94,576
Total for 2023	35,429	35,429

9 Net incoming/outgoing resources

Net outgoing resources for the year include:

	2024 £	2023 £
Audit fees	3,246	3,160
Loss on disposal of fixed assets held for the charity's own use	1,548	-

10 Trustees remuneration and expenses

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

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

Lyme Green Settlement

Notes to the Financial Statements for the Year Ended 31 March 2024 (continued)

11 Taxation

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

12 Tangible fixed assets

	Land and buildings £	Furniture and equipment £	Total £
Cost			
At 1 April 2023	5,000,000	13,956	5,013,956
Additions	-	2,760	2,760
Disposals	-	(11,016)	(11,016)
	5,000,000	5,700	5,005,700
Depreciation			
At 1 April 2023	-	8,962	8,962
Charge for the year	-	1,040	1,040
Eliminated on disposals	-	(9,267)	(9,267)
	-	735	735
Net book value			
At 31 March 2024	5,000,000	4,965	5,004,965
At 31 March 2023	5,000,000	4,994	5,004,994

13 Fixed asset investments

	2024 £	2023 £
Other investments	152,691	189,197

Lyme Green Settlement

Notes to the Financial Statements for the Year Ended 31 March 2024 (continued)

Other investments

	Unlisted investments £	Total £
Cost or Valuation		
At 1 April 2023	189,197	189,197
Revaluation	12,722	12,722
Additions	17,941	17,941
Disposals	(67,169)	(67,169)
At 31 March 2024	152,691	152,691
Net book value		
At 31 March 2024	152,691	152,691
At 31 March 2023	189,197	189,197

14 Debtors

	2024 £	2023 £
Trade debtors	1,047	(143)
Prepayments	6,212	2,516
Other debtors	194	-
	7,453	2,373

15 Cash and cash equivalents

	2024 £	2023 £
Cash on hand	116	24
Cash at bank	94,605	62,242
	94,721	62,266

16 Creditors: amounts falling due within one year

	2024 £	2023 £
Trade creditors	23,732	33,134
Other taxation and social security	1,100	1,832
Accruals	38,597	16,696
Deferred income	2,600	-
Other creditors	-	-
	66,029	51,662

Lyme Green Settlement

Notes to the Financial Statements for the Year Ended 31 March 2024 (continued)

17 Funds

	Balance at 1 April 2023 £	Incoming resources £	Resources expended £	Other recognised gains/(losses) £	Balance at 31 March 2024 £
Unrestricted funds					
General	207,168	260,814	(286,904)	12,722	193,800
Endowment funds					
Permanent	5,000,000	-	-	-	5,000,000
Total funds	<u>5,207,168</u>	<u>260,814</u>	<u>(286,904)</u>	<u>12,722</u>	<u>5,193,800</u>

	Balance at 1 April 2022 £	Incoming resources £	Resources expended £	Other recognised gains/(losses) £	Balance at 31 March 2023 £
Unrestricted funds					
General	339,792	215,141	(332,988)	(14,777)	207,168
Endowment funds					
Permanent	5,000,000	-	-	-	5,000,000
Total funds	<u>5,339,792</u>	<u>215,141</u>	<u>(332,988)</u>	<u>(14,777)</u>	<u>5,207,168</u>

18 Analysis of net assets between funds

	Unrestricted funds General £	Endowment funds Permanent £	Total funds at 31 March 2024 £
Tangible fixed assets	4,965	5,000,000	5,004,965
Fixed asset investments	152,691	-	152,691
Current assets	102,174	-	102,174
Current liabilities	(66,030)	-	(66,030)
Total net assets	<u>193,800</u>	<u>5,000,000</u>	<u>5,193,800</u>

Lyme Green Settlement

Notes to the Financial Statements for the Year Ended 31 March 2024 (continued)

	Unrestricted funds General £	Endowment funds Permanent £	Total funds at 31 March 2023 £
Tangible fixed assets	4,994	5,000,000	5,004,994
Fixed asset investments	189,197	-	189,197
Current assets	64,639	-	64,639
Current liabilities	(51,662)	-	(51,662)
Total net assets	<u>207,168</u>	<u>5,000,000</u>	<u>5,207,168</u>

19 Related party transactions

There were no related party transactions in the year.

20 Lyme Green Settlement Permanent Endowed Trust

Lyme Green Settlement charity number 209267, was the original charity set up under trust deed 1946. It was agreed that on the 1 April 2014 all the assets and liabilities held by the original charity should be transferred to the new CIO at their market value. The transfer of those assets were treated as a donation to the new CIO. The original charity was subsequently dissolved by the Charity Commission in April 2015.

Under the current legislation CIO's cannot legally hold permanently endowed property and as such the permanently endowed property had been excluded from these accounts in 2017. This transaction is shown under exceptional items 'other' in the SOFA.

The permanently endowed property is registered to Lyme Green Settlement CIO at the land registry and is held under constructive trust for the original Lyme Green Settlement charity.

The Charity Commission have set up a scheme dated March 2018 whereby the original trust which holds the permanently endowed property was reinstated but is linked to the CIO. The CIO is the corporate trustee of that endowed fund. The property has therefore been included in these accounts again this year but separately under endowed funds and exceptional items under 'other' in the SOFA.

21 Non-adjusting events after the financial period

It is the charity's intention to sell the property it owns. In July 2024, the east side of the site was sold for £3.018M.

The remaining property has contracts in place to be sold. At the date of these accounts being signed the sale had yet to be completed.

Lyme Green Settlement

Detailed Statement of Financial Activities for the Year Ended 31 March 2024

	Total 2024 £	Total 2023 £
<i>Donations and legacies</i>		
Donations	230	240
	230	240
<i>Charitable activities</i>		
Rental income	244,921	201,431
Other income	10,752	9,266
	255,673	210,697
<i>Investment income</i>		
Income from listed investments	4,172	3,838
Interest on cash deposits	739	366
	4,911	4,204
<i>Raising funds</i>		
Administration of investments	(1,521)	(1,876)
	(1,521)	(1,876)
<i>Charitable activities</i>		
Consultancy fees	(35,800)	(33,800)
Wages and salaries	(43,356)	(61,878)
Staff NIC (Employers)	-	(1,326)
Staff pensions (Defined contribution) - pension scheme 1	(3,145)	(4,380)
Life assurance	(15)	(60)
Rates	(9,284)	(4,387)
Water rates	(9,480)	(11,548)
Light, heat and power	(1,231)	(5,225)
Insurance	(10,283)	(10,547)
Repairs and maintenance	(71,228)	(153,896)
Equipment repairs and renewals	(1,670)	(1,995)
Telephone	(513)	(717)
Printing, postage and stationery	(467)	(892)
Trade subscriptions	(95)	-
Sundry expenses	(1,268)	(3,303)
Cleaning and laundry	(217)	(772)
Bank charges	(166)	(214)
The audit of the charity's annual accounts	(3,246)	(3,160)
Auditors' remuneration - non audit work	(3,884)	(3,204)
Management fees	(1,314)	-
Legal and professional fees	(86,132)	(29,065)

This page does not form part of the statutory financial statements.

Lyme Green Settlement

Detailed Statement of Financial Activities for the Year Ended 31 March 2024 (continued)

	Total 2024 £	Total 2023 £
	<u>(282,794)</u>	<u>(330,369)</u>
<i>Other expenditure</i>		
Depreciation of plant and machinery	(1,041)	(743)
(Profit)/loss on sale of tangible fixed assets held for charity's own use	<u>(1,548)</u>	<u>-</u>
	<u>(2,589)</u>	<u>(743)</u>

Charity registration number: 1155679

Lyme Green Settlement

Annual Report and Financial Statements

for the Year Ended 31 March 2024

Lyme Green Settlement

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Lyme Green Settlement

Trustees' Report

The trustees present the annual report together with the financial statements of the charity for the year ended 31 March 2024. The trustees have adopted the provisions of 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

Objects and aims

The object of the Charity, as amended in March 2024, shall be the relief of persons suffering from paraplegia and/or severe disability, with a preference for those who have been employed in the Armed Forces of the Crown.

Objectives, strategies and activities

Throughout this financial year and the first 4 months of the next, the Charity provided purpose-built accommodation for disabled people who are predominantly wheelchair dependent. Application to occupy any vacant property may be made by recommendation from medical and social organisations. Following the sale of these assets in July 2024, the Charity focuses on providing grants to disabled people to assist them to live independently in accordance with the objects.

The accounts shown in the Financial Review section show the income sources and how that income was used in the ongoing management, maintenance and upgrading of the Lyme Green Settlement's property comprising 9.47 hectares with buildings thereon: - thirty dwellings, an office, hall (used as a nursery), workshops, a bowling green, and agricultural land. Until the sale there was also a small administration team. The hall, workshops, a two-storey house and the agricultural land are let at commercial rents, as were two of the bungalows following refurbishment. This provided an income stream to supplement the other residential rents. As a result, the residential rents are held at a favourable level compared with local rental levels and local housing allowance for comparable properties

Public benefit

The trustees confirm that they have complied with the requirements of section 17 of the Charities Act 2011 to have due regard to the public benefit guidance published by the Charity Commission for England and Wales.

Achievements and performance

Performance

The principal performance indicator was full occupancy with minimum turnaround when any property becomes empty. A key indicator throughout was the satisfaction and well-being of the residents and the appearance of the estate. The principal financial indicator was the maintenance of a positive financial position balancing costs against income over the medium term.

Lyme Green Settlement

Trustees' Report (continued)

During this reporting period the Charity maintained an occupancy level of over 90% on the residential and 100% for commercial properties. Two bungalows have been vacant for some time pending planning permission, which was received during 2023, but the Charity did not have sufficient funds to refurbish these during the financial year given other maintenance commitments across the site. A focus on improved tenancy engagement continued during the year including visits and inspections along with continued focus on and improvements in safety and compliance across homes and properties. At each meeting, Trustees monitored the risk of additional empty homes and the need to respond to all asset compliance matters and planned maintenance. There were no complaints received during the year. All properties and the estate continued to benefit from the attention of a Site Caretaker up until their resignation in August 2023. All necessary repairs and maintenance, and subsequently estate management was undertaken by accredited contractors. In light of the delayed sale of the land west of London Road and increasing inflation pressures, Trustees agreed that it was necessary to increase residential rents by 5% on 1st April 2024 following an increase of 5% the year previous.

Over the last few years many changes in legislation have occurred especially in terms of homes and properties, and along with increasing maintenance needs across the site, limited internal resources and increasing difficulty securing external contractors, maintaining service delivery has proved increasingly difficult. Moreover, the needs of applicants have also changed markedly from the inception of Lyme Green Settlement; there are fewer applicants who meet the strict criteria called for in the Trust's Objects.

The general economic climate continues to be difficult with continuing inflation pressures and volatility in stock markets both affecting investment values. Local government funding, particularly in the area of housing benefits, remains under continued pressure. Some of the residents have been adversely affected by these changes. Residents' care needs continue to be provided by the external services of the NHS.

Investment Policy

Our investments are managed by Brewin Dolphin Ltd under discretionary powers granted by the Charity. Detailed quarterly reports as well as daily online access to the investment portfolio and its performance are provided.

Our investment objectives are to achieve the best financial return within a moderate and acceptable level of risk. This will be measured against the relevant blend of indices relating to the risk category.

Lyme Green Settlement

Trustees' Report (continued)

Firm Plans

In light of the increasing difficulties facing the Charity to provide well maintained homes and associated services, the decision was taken during 2023 to sell the site on the east side of London Road in line with Charity Commission guidance. Following engagement with the Commission, the Charity sought offers from not for profit registered housing providers who would be able to continue to provide secure, safe and well maintained homes for residents. As a result, the sale of the site on the east side of London Road (except for the on-site car park) took place on 29th July 2024 for a sum of £3,018k. The one remaining member of staff also transferred under Transfer of Undertakings (Protection of Employment). This released the Charity fully from all future maintenance and service delivery commitments as well as providing the residents with subsidised rents. The Charity would now focus on providing grants to disabled people as per the objects.

On 7th December 2020 contracts were exchanged on the sale of the land it owns to the west of London Road which bisects the site. The contract is conditional on satisfactory planning permission being obtained. The agreed pending sale is expected to occur when planning permission is granted. An appeal process concluded successfully the year ended 31st March 2024 and an additional planning application had also been submitted. The proceeds from this sale once received, will also be used for the furtherance of the Charity's Objects.

Lyme Green Settlement

Trustees' Report (continued)

Financial review

Financial position

The Charity had a deficit of £13K (FY'23 £133K) for the year which includes a unrealised/realised gain on the revaluation of our investments of £13K (FY'23 loss of £15K.) The year's actual deficit compares with a budgeted deficit of £20K. Excluding the book gain from investments, income at £261K was slightly above budget due to improved commercial income. Expenditure at £287K was £8K higher than budget with reductions in maintenance costs and salaries being more than offset by increases in consultancy and professional fees. During the year a significant amount was spent on one bungalow to upgrade it and improve energy efficiency for the future. This highlighted that future upgrade costs for the bungalows were likely to be significant. The value of the investment portfolio as at March 31st 2024 stood at £153K compared to £189K as at March 31st 2023, which also reflected a withdrawal of funds of £50k to supplement working capital during the financial year.

On 1st April 2014, the land and buildings were professionally valued at £5M and were transferred from the old unincorporated Charity number 209267 to the new CIO as a gift. In the Land Registry Proprietorship Register, Lyme Green Settlement CIO is shown as the owner of the land and buildings. This transfer took place with the full knowledge of the Charity Commission (CC). We later discovered that the CC had changed their view on the status of the land and were now of the opinion that it had permanent endowment status. A CIO cannot legally own Permanently Endowed Land, which, therefore, still belongs to the old Lyme Green Settlement Trust. With assistance from the CC, a new scheme was established in March 2018 appointing the CIO as the sole and Corporate Trustee of the old Lyme Green Settlement Trust. The CIO and the old trust were linked on the CC register and only one set of annual accounts is required. The property is shown separately in the accounts under Endowed Funds.

Principal funding sources

The majority of our income during the financial year was received from rentals of the 29 bungalows, one two storey house, four workshops, an office, a building adapted for use as a children's day nursery and land around the Settlement rented out to a local farmer for grazing.

Other smaller sources of income are from interest and dividends on our investments. We would like to thank Mrs Masters for her continued monthly donation to the Charity. All the income received is utilised to enable us to achieve our charitable objectives.

A major risk facing the Charity was the sudden and unexpected loss of rental income, for example several bungalows becoming vacant at the same time or losing one of our commercial tenants. Also, increasing building compliance requirements and shortage of accredited contractors increased the risk.

Despite the addition of a new tenancy for the office building and conversion of two bungalows to closer to market based rents all to support the financial resilience of the charity, the medium term financial risks were not being mitigated. Post sale of the site on the east of London Road, and with the sale of the site on the West side of London Road pending, the Charity is on a stable financial footing and able to foresee a medium and long term future offering grants to disabled people to assist them to live more independently in their homes. This will be underpinned by investment funds managed by a respected provider, and Trustees will continue to monitor market trends to assess annual grant making capabilities and assess risk.

Lyme Green Settlement

Trustees' Report (continued)

Policy on reserves

Liquid funds stand at £189K (net current assets £36K and investments £153K).

Now released from all property maintenance and service delivery commitments, the Charity will retain the majority of its capital through invested endowed funds. Each year a budget will be generated to assess the level of grants that can be made. Funds required to wind up the charity or deal with legal difficulties (for example in relation to finalising the sale of the West land) will also be assessed as part of the budget process otherwise would be available from the invested endowed funds subject to Trustee resolution to release such funds.

Plans for future periods

Aims and key objectives for future periods

In light of the sale of the site to a local registered housing provider and the pending sale of remaining land within the title, the Charity has financial resilience into the long term. The Trustees are seeking additional skills to complement their Board. They are also focused on building partnerships with other charities who will identify appropriate grant beneficiaries and administer the agreed grants in order to support applicants with disabilities to live more comfortably in their homes and surroundings.

Reference and Administrative Details

Charity Registration Number:	1155679
Principal Office:	1 Park Street Macclesfield Cheshire SK11 6SR
Auditor:	Bright Partnership Limited Chartered Accountants 1 Park Street Macclesfield Cheshire SK11 6SR
Solicitors:	Brabners LLP

Lyme Green Settlement

Trustees' Report (continued)

Trustees and officers

The trustees and officers serving during the year and since the year end were as follows:

Trustees:

- I Goalen
- I Hayes (resigned 12 April 2023)
- A Benzie (resigned 3 July 2023)
- M H Loundes
- A Robinson
- P McMillan
- J Crook (appointed 28 October 2024)

Structure, governance and management

Nature of governing document

The governing document of the Lyme Green Settlement Charity is the Trust Deed for the Lyme Green Settlement for Paraplegics dated 8th July 1946 and subsequent amendments dated 9th March 1979, 15th September 1997, 7th July 2003 and 21st March 2018.

The governing document of the Lyme Green Settlement CIO is the Constitution dated 31st March 2014 and amended 1st September 2015 (subsequently further amended July 1st, 2019 and December 14th, 2020).

Day to day operations, decision making, financial management and trust governance are all conducted in accordance with a set of policies which are subject to review and approval every two years. During this review process, the charity trustees give consideration to the major risks to which the charity is exposed and satisfies themselves that systems or procedures are established in order to manage those risks

The Charity is Lyme Green Settlement CIO, registered charity number 1155679. It is located at The Office, Lyme Green Settlement, London Rd, Macclesfield, Cheshire SK11 0LD

Recruitment and appointment of trustees

The Trustee body comprises up to 10 positions with the trustees being recruited locally; vacant positions being advertised by word of mouth from existing trustees, by local advertising and by the use of CVS Cheshire East. Applicants are interviewed by existing trustees who, in their appointment process, seek to ensure a complementary mix of skills to meet the needs of the Charity.

The Trustees as at March 31st, 2024 were:
Mrs Pat McMillan (Chairman)
Mr Malcolm Lounds (Property)
Mr Ian Goalen (Finance)
Mrs Angie Robinson

Lyme Green Settlement

Trustees' Report (continued)

Organisational structure

As stated in Land Registry records, title absolute of the land and estate is held by Lyme Green Settlement CIO (Reg No. 1155679).

All other assets of the CIO are held in the CIO's name with the exception of its stocks and shares which are held in the name of our stockbrokers' nominee company to save dealing and administrative cost in accordance with modern practice.

The organisational structure comprises the board of trustees (all volunteers with one selected as chairperson), an Administrator and one full-time gardener/handyman.

The trustees meet at four full board meetings during the year. All major policy, financial and operational decisions are decided by a majority of the trustees. The Constitution covers the structure and voting requirements. As necessary, further full trustee meetings are called in keeping with the provisions of the Constitution.

The smaller meetings, as required, review related topics and formulate proposals for consideration and approval at full trustee meetings.

A trustee is delegated to oversee Finance matters. That trustee and the Administrator monitor and administer the Trust's finances closely during the year and ensure, as far as possible, that the Settlement has remained on budget. In the management of Investments, the trustees continue to take a cautious approach and assess the situation on a frequent and regular basis with the Charity's stockbrokers.

A trustee is delegated to oversee Property matters. That trustee and the Administrator ensure that the programme of bungalow modernisation continues on schedule and on budget and that routine maintenance is done properly and promptly.

All other operational matters are delegated to the appropriate trustee, based on their field of expertise.

The chairperson maintains an oversight of all activities, meeting with the Administrator on a weekly basis and sitting in on the smaller meetings as necessary.

Administration

The Administrator manages the day to day activities of the Settlement working within the guidelines laid down by the board of trustees. However, any major concerns must firstly be relayed to the chairperson who may then require a view from all trustees.

Financial mandates are laid down in accordance with good accounting practice.

The remuneration package for the Administrator is set in accordance with levels applicable to a professional office worker in Macclesfield. The Charity operates a pension scheme for all eligible employees.

Lyme Green Settlement

Trustees' Report (continued)

Major risks and management of those risks

The main risks identified were:

- Loss of commercial property income
- Health and safety of tenants
- Health and safety of employees

The Trustees mitigated these risks by:

- Tenants were informed that the Trusts employees would not be entering the premises of tenants unless specifically requested. Assistance was offered in respect of collection of shopping.
- Identifying opportunities to enhance commercial property income, for example, letting the office building to external tenants.

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.

Cash flow risk

The charity's activities expose it primarily to the financial risks of changes in foreign currency exchange rates and interest rates. The charity uses foreign exchange forward contracts and interest rate swap contracts to hedge these exposures.

Interest bearing assets and liabilities are held at fixed rate to ensure certainty of cash flows.

Credit risk

The charity's principal financial assets are bank balances and cash, trade and other receivables, and investments.

The charity's credit risk is primarily attributable to its trade receivables. The amounts presented in the balance sheet are net of allowances for doubtful receivables. An allowance for impairment is made where there is an identified loss event which, based on previous experience, is evidence of a reduction in the recoverability of the cash flows.

The credit risk on liquid funds and derivative financial instruments is limited because the counterparties are banks with high credit-ratings assigned by international credit-rating agencies.

The charity has no significant concentration of credit risk, with exposure spread over a large number of counterparties and customers.

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.

Further details regarding liquidity risk can be found in the Statement of accounting policies in the financial statements.

Lyme Green Settlement

Trustees' Report (continued)

Statement of Trustees' Responsibilities

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

The law applicable to charities requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period. In preparing these financial statements, the trustees are required to:

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

The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charities (Accounts and Reports) Regulations 2008, and the provisions of the constitution. The trustees 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.

The trustees are responsible for the maintenance and integrity of the corporate and financial information included on the charitable company's website. Legislation governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

The annual report was approved by the trustees of the charity on 20 January 2025 and signed on its behalf by:

.....
P McMillan
Trustee

Lyme Green Settlement

Independent Auditor's Report to the Members of Lyme Green Settlement

Opinion

We have audited the financial statements of Lyme Green Settlement (the 'charity') for the year ended 31 March 2024, which comprise the Statement of Financial Activities, Balance Sheet, and Notes to the Financial Statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is United Kingdom Accounting Standards, comprising Charities SORP - FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and applicable law (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 31 March 2024 and of its incoming resources and application of resources, including its income and expenditure, 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 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 original financial statements were 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 trustees are responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

Lyme Green Settlement

Independent Auditor's Report to the Members of Lyme Green Settlement (continued)

In connection with our audit of the financial statements, 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 audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. 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

In the light of our knowledge and understanding of the charity and its environment obtained in the course of the audit, we have not identified material misstatements in the Trustees' Report.

We have nothing to report in respect of the following matters where the Charities (Accounts and Report) Regulations 2008 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of trustees

As explained more fully in the Statement of Trustees' Responsibilities (set out on page 9), 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 liquidate the charity or to cease operations, or have no realistic alternative but to do so.

Auditor Responsibilities for the audit of the financial statements

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.

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

Lyme Green Settlement

Independent Auditor's Report to the Members of Lyme Green Settlement (continued)

Our approach to identifying and assessing the risks of material misstatements in respect of irregularities, including fraud and non-compliance with laws and regulations, was as follows:

- The engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify or recognise non-compliance with applicable laws and regulations;
- We identified the laws and regulations applicable to the CIO through discussions with trustees and other management, and from our charity knowledge and experience of the sector;
- We focused on specific laws and regulations which we considered may have a direct material effect on the financial statements or the operations of the charity, including the Charities Act 2011 and SORP FRS102, data protection, anti-bribery, employment, environmental and health and safety legislation;
- We assessed the extent of compliance with the laws and regulations identified above through making enquiries of management and inspecting legal correspondence where appropriate; and
- Identified laws and regulations were communicated within the audit team regularly and the team remained alert to instances of non-compliance throughout the audit.

We assessed the susceptibility of the CIO's financial statements to material misstatements, including obtaining an understanding of how fraud might occur, by:

- Making enquiries of management as to where they considered there was susceptibility to fraud, their knowledge of actual, suspected and alleged fraud; and
- Considering the internal controls in place to mitigate risks of fraud and non-compliance with laws and regulations.

To address the risk of fraud through management bias and override controls, we:

- Performed analytical procedures to identify any unusual or expected relationships;
- Tested journal entries to identify unusual transactions; and
- Investigate the rationale behind significant or unusual transactions, where appropriate.

In response to the risk of irregularities and non-compliance with laws and regulations, we designed procedures which included, but were not limited to:

- agreeing financial statement disclosures to underlying supporting documentation;
- reading minutes of meetings of those charged with governance;
- enquiring of management as to actual potential litigation and claims; and
- reviewing correspondence with relevant regulators and the company's legal advisors where necessary.

There are inherent limitations in our audit procedures described above. The more removed that laws and regulations are from financial transactions, the less likely it is that we would become aware of non-compliance. Auditing standards also limit the audit procedures required to identify non-compliance with laws and regulations to enquiry of the trustees and other management and the inspection of regulatory and legal correspondence, if any.

Material misstatements that arise due to fraud can be harder to detect than those that arise from errors as they may involve deliberate concealment or collusion.

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

Lyme Green Settlement

Independent Auditor's Report to the Members of Lyme Green Settlement (continued)

Use of our report

This report is made solely to the charity trustees, as a body, in accordance with section 144 of the Charities Act 2011 and regulations made under section 154 of that Act. Our audit work has been undertaken so that we might state to the trustees those matters we are required to state to trustees in an auditors' 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 its trustees as a body, for our audit work, for this report, or for the opinions we have formed.

.....
Michael Senior (Senior Statutory Auditor)
For and on behalf of Bright Partnership Limited, Statutory Auditor

1 Park Street
Macclesfield
Cheshire
SK11 6SR

20 January 2025

Bright Partnership Limited 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.

Lyme Green Settlement

Statement of Financial Activities for the Year Ended 31 March 2024

	Note	Unrestricted funds £	Endowment funds £	Total 2024 £
Income and Endowments from:				
Donations and legacies		230	-	230
Charitable activities		255,673	-	255,673
Investment income	4	<u>4,911</u>	<u>-</u>	<u>4,911</u>
Total income		<u>260,814</u>	<u>-</u>	<u>260,814</u>
Expenditure on:				
Raising funds		(1,521)	-	(1,521)
Charitable activities		(282,794)	-	(282,794)
Other expenditure	7	<u>(2,589)</u>	<u>-</u>	<u>(2,589)</u>
Total expenditure		(286,904)	-	(286,904)
Gains/losses on investment assets		<u>12,722</u>	<u>-</u>	<u>12,722</u>
Net expenditure		<u>(13,368)</u>	<u>-</u>	<u>(13,368)</u>
Net movement in funds		(13,368)	-	(13,368)
Reconciliation of funds				
Total funds brought forward		<u>207,168</u>	<u>5,000,000</u>	<u>5,207,168</u>
Total funds carried forward	17	<u><u>193,800</u></u>	<u><u>5,000,000</u></u>	<u><u>5,193,800</u></u>

The notes on pages 17 to 26 form an integral part of these financial statements.

Lyme Green Settlement

Statement of Financial Activities for the Year Ended 31 March 2024 (continued)

	Note	Unrestricted funds £	Endowment funds £	Total 2023 £
Income and Endowments from:				
Donations and legacies		240	-	240
Charitable activities		210,697	-	210,697
Investment income	4	<u>4,204</u>	<u>-</u>	<u>4,204</u>
Total income		<u>215,141</u>	<u>-</u>	<u>215,141</u>
Expenditure on:				
Raising funds		(1,876)	-	(1,876)
Charitable activities		(330,369)	-	(330,369)
Other expenditure	7	<u>(743)</u>	<u>-</u>	<u>(743)</u>
Total expenditure		(332,988)	-	(332,988)
Gains/losses on investment assets		<u>(14,777)</u>	<u>-</u>	<u>(14,777)</u>
Net expenditure		<u>(132,624)</u>	<u>-</u>	<u>(132,624)</u>
Net movement in funds		(132,624)	-	(132,624)
Reconciliation of funds				
Total funds brought forward		<u>339,792</u>	<u>5,000,000</u>	<u>5,339,792</u>
Total funds carried forward	17	<u><u>207,168</u></u>	<u><u>5,000,000</u></u>	<u><u>5,207,168</u></u>

All of the charity's activities derive from continuing operations during the above two periods.

Lyme Green Settlement
(Registration number: 1155679)
Balance Sheet as at 31 March 2024

	Note	2024 £	2023 £
Fixed assets			
Tangible assets	12	5,004,965	5,004,994
Investments	13	<u>152,691</u>	<u>189,197</u>
		<u>5,157,656</u>	<u>5,194,191</u>
Current assets			
Debtors	14	7,453	2,373
Cash at bank and in hand	15	<u>94,721</u>	<u>62,266</u>
		102,174	64,639
		-	-
Creditors: Amounts falling due within one year	16	<u>(66,030)</u>	<u>(51,662)</u>
Net current assets		<u>36,144</u>	<u>12,977</u>
Net assets		<u>5,193,800</u>	<u>5,207,168</u>
Funds of the charity:			
Endowment funds		5,000,000	5,000,000
Unrestricted income funds			
Unrestricted funds		<u>193,800</u>	<u>207,168</u>
Total funds	17	<u>5,193,800</u>	<u>5,207,168</u>

The financial statements on pages 14 to 26 were approved by the trustees, and authorised for issue on 20 January 2025 and signed on their behalf by:

.....
I Goalen
Trustee

.....
P McMillan
Trustee

Lyme Green Settlement

Notes to the Financial Statements for the Year Ended 31 March 2024

1 Accounting policies

Statement of compliance

The financial statements have been prepared in accordance with the second edition of the Charities Statement of Recommended Practice issued in October 2019, the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and the Charities Act 2011.

Basis of preparation

Lyme Green Settlement meets the definition of a public benefit entity under FRS 102. The accounts (financial statements) have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant note(s) to these accounts.

Going concern

The trustees consider that there are no material uncertainties about the charity's ability to continue as a going concern.

Income and endowments

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.

Deferred income

Deferred income represents amounts received for future periods and is released to incoming resources in the period for which, it has been received. Such income is only deferred when:

- The donor specifies that the grant or donation must only be used in future accounting periods; or
- The donor has imposed conditions which must be met before the charity has unconditional entitlement.

Investment income

Dividends are recognised once the dividend has been declared and notification has been received of the dividend due.

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.

Lyme Green Settlement

Notes to the Financial Statements for the Year Ended 31 March 2024 (continued)

Raising funds

These are costs incurred in attracting voluntary income, the management of investments and those incurred in trading 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. 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 include central functions and have been allocated to activity cost categories on a basis consistent with the use of resources, for example, allocating property costs by floor areas, or per capita, staff costs by the time spent and other costs by their usage.

Governance costs

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

Taxation

The charity is considered to pass the tests set out in Paragraph 1 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 11 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

Fixed assets are 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:

Plant and machinery - 25% on reducing balance

Land and buildings policy

Land - not depreciated

Buildings - not depreciated

The charity elected to use the fair value of the buildings at the transition date to FRS 102. Where that value is not lower than the residual value, the trustees have elected not to depreciate the buildings.

Lyme Green Settlement

Notes to the Financial Statements for the Year Ended 31 March 2024 (continued)

Fixed asset investments

Fixed asset investments, other than programme related investments, are included at market value at the balance sheet date. Realised gains and losses on investments are calculated as the difference between sales proceeds and their market value at the start of the year, or their subsequent cost, and are charged or credited to the Statement of Financial Activities in the period of disposal.

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

Trade debtors

Trade debtors are amounts due from customers for merchandise sold or services performed in the ordinary course of business.

Trade debtors are recognised initially at the transaction price. They are subsequently measured at amortised cost using the effective interest method, less provision for impairment. A provision for the impairment of trade debtors is established when there is objective evidence that the charity will not be able to collect all amounts due according to the original terms of the receivables.

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.

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 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.

Lyme Green Settlement

Notes to the Financial Statements for the Year Ended 31 March 2024 (continued)

2 Income from donations and legacies

	Unrestricted funds General £	Total funds £
Donations and legacies;		
Donations from individuals	230	230
	230	230
Total for 2024	230	230
Total for 2023	240	240

3 Income from charitable activities

	Unrestricted funds General £	Total funds £
	255,673	255,673
	255,673	255,673
Total for 2024	255,673	255,673
Total for 2023	210,697	210,697

4 Investment income

	Unrestricted funds General £	Total funds £
Interest receivable and similar income;		
Interest receivable on bank deposits	739	739
Other income from fixed asset investments	4,172	4,172
	4,911	4,911
Total for 2024	4,911	4,911
Total for 2023	4,204	4,204

Lyme Green Settlement

Notes to the Financial Statements for the Year Ended 31 March 2024 (continued)

5 Expenditure on raising funds

a) Investment management costs

	Unrestricted funds General £	Total funds £
Other investment management costs; Administration of the investments	1,521	1,521
Total for 2024	1,521	1,521
Total for 2023	1,876	1,876

6 Expenditure on charitable activities

	Unrestricted funds General £	Total funds £
Allocated support costs	152,418	152,418
Governance costs	94,576	94,576
Total for 2024	246,994	246,994
Total for 2023	296,569	296,569

7 Other expenditure

	Unrestricted funds General £	Total funds £
Depreciation, amortisation and other similar costs	2,589	2,589
Total for 2024	2,589	2,589
Total for 2023	743	743

Lyme Green Settlement

Notes to the Financial Statements for the Year Ended 31 March 2024 (continued)

8 Analysis of governance and support costs

Governance costs

	Unrestricted funds General £	Total funds £
Audit fees		
Audit of the financial statements	3,246	3,246
Other fees paid to auditors	3,884	3,884
Legal fees	<u>87,446</u>	<u>87,446</u>
Total for 2024	<u>94,576</u>	<u>94,576</u>
Total for 2023	<u>35,429</u>	<u>35,429</u>

9 Net incoming/outgoing resources

Net outgoing resources for the year include:

	2024 £	2023 £
Audit fees	3,246	3,160
Loss on disposal of fixed assets held for the charity's own use	<u>1,548</u>	<u>-</u>

10 Trustees remuneration and expenses

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

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

Lyme Green Settlement

Notes to the Financial Statements for the Year Ended 31 March 2024 (continued)

11 Taxation

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

12 Tangible fixed assets

	Land and buildings £	Furniture and equipment £	Total £
Cost			
At 1 April 2023	5,000,000	13,956	5,013,956
Additions	-	2,760	2,760
Disposals	-	(11,016)	(11,016)
	5,000,000	5,700	5,005,700
Depreciation			
At 1 April 2023	-	8,962	8,962
Charge for the year	-	1,040	1,040
Eliminated on disposals	-	(9,267)	(9,267)
	-	735	735
Net book value			
At 31 March 2024	5,000,000	4,965	5,004,965
At 31 March 2023	5,000,000	4,994	5,004,994

13 Fixed asset investments

	2024 £	2023 £
Other investments	152,691	189,197

Lyme Green Settlement

Notes to the Financial Statements for the Year Ended 31 March 2024 (continued)

Other investments

	Unlisted investments £	Total £
Cost or Valuation		
At 1 April 2023	189,197	189,197
Revaluation	12,722	12,722
Additions	17,941	17,941
Disposals	<u>(67,169)</u>	<u>(67,169)</u>
At 31 March 2024	<u>152,691</u>	<u>152,691</u>
Net book value		
At 31 March 2024	<u>152,691</u>	<u>152,691</u>
At 31 March 2023	<u>189,197</u>	<u>189,197</u>

14 Debtors

	2024 £	2023 £
Trade debtors	1,047	(143)
Prepayments	6,212	2,516
Other debtors	<u>194</u>	<u>-</u>
	<u>7,453</u>	<u>2,373</u>

15 Cash and cash equivalents

	2024 £	2023 £
Cash on hand	116	24
Cash at bank	<u>94,605</u>	<u>62,242</u>
	<u>94,721</u>	<u>62,266</u>

16 Creditors: amounts falling due within one year

	2024 £	2023 £
Trade creditors	23,732	33,134
Other taxation and social security	1,100	1,832
Accruals	38,597	16,696
Deferred income	2,600	-
Other creditors	<u>-</u>	<u>-</u>
	<u>66,029</u>	<u>51,662</u>

Lyme Green Settlement

Notes to the Financial Statements for the Year Ended 31 March 2024 (continued)

17 Funds

	Balance at 1 April 2023 £	Incoming resources £	Resources expended £	Other recognised gains/(losses) £	Balance at 31 March 2024 £
Unrestricted funds					
General	207,168	260,814	(286,904)	12,722	193,800
Endowment funds					
Permanent	5,000,000	-	-	-	5,000,000
Total funds	<u>5,207,168</u>	<u>260,814</u>	<u>(286,904)</u>	<u>12,722</u>	<u>5,193,800</u>

	Balance at 1 April 2022 £	Incoming resources £	Resources expended £	Other recognised gains/(losses) £	Balance at 31 March 2023 £
Unrestricted funds					
General	339,792	215,141	(332,988)	(14,777)	207,168
Endowment funds					
Permanent	5,000,000	-	-	-	5,000,000
Total funds	<u>5,339,792</u>	<u>215,141</u>	<u>(332,988)</u>	<u>(14,777)</u>	<u>5,207,168</u>

18 Analysis of net assets between funds

	Unrestricted funds General £	Endowment funds Permanent £	Total funds at 31 March 2024 £
Tangible fixed assets	4,965	5,000,000	5,004,965
Fixed asset investments	152,691	-	152,691
Current assets	102,174	-	102,174
Current liabilities	(66,030)	-	(66,030)
Total net assets	<u>193,800</u>	<u>5,000,000</u>	<u>5,193,800</u>

Lyme Green Settlement

Notes to the Financial Statements for the Year Ended 31 March 2024 (continued)

	Unrestricted funds General £	Endowment funds Permanent £	Total funds at 31 March 2023 £
Tangible fixed assets	4,994	5,000,000	5,004,994
Fixed asset investments	189,197	-	189,197
Current assets	64,639	-	64,639
Current liabilities	(51,662)	-	(51,662)
Total net assets	<u>207,168</u>	<u>5,000,000</u>	<u>5,207,168</u>

19 Related party transactions

There were no related party transactions in the year.

20 Lyme Green Settlement Permanent Endowed Trust

Lyme Green Settlement charity number 209267, was the original charity set up under trust deed 1946. It was agreed that on the 1 April 2014 all the assets and liabilities held by the original charity should be transferred to the new CIO at their market value. The transfer of those assets were treated as a donation to the new CIO. The original charity was subsequently dissolved by the Charity Commission in April 2015.

Under the current legislation CIO's cannot legally hold permanently endowed property and as such the permanently endowed property had been excluded from these accounts in 2017. This transaction is shown under exceptional items 'other' in the SOFA.

The permanently endowed property is registered to Lyme Green Settlement CIO at the land registry and is held under constructive trust for the original Lyme Green Settlement charity.

The Charity Commission have set up a scheme dated March 2018 whereby the original trust which holds the permanently endowed property was reinstated but is linked to the CIO. The CIO is the corporate trustee of that endowed fund. The property has therefore been included in these accounts again this year but separately under endowed funds and exceptional items under 'other' in the SOFA.

21 Non-adjusting events after the financial period

It is the charity's intention to sell the property it owns. In July 2024, the east side of the site was sold for £3.018M.

The remaining property has contracts in place to be sold. At the date of these accounts being signed the sale had yet to be completed.

Lyme Green Settlement

Detailed Statement of Financial Activities for the Year Ended 31 March 2024

	Total 2024 £	Total 2023 £
<i>Donations and legacies</i>		
Donations	230	240
	230	240
<i>Charitable activities</i>		
Rental income	244,921	201,431
Other income	10,752	9,266
	255,673	210,697
<i>Investment income</i>		
Income from listed investments	4,172	3,838
Interest on cash deposits	739	366
	4,911	4,204
<i>Raising funds</i>		
Administration of investments	(1,521)	(1,876)
	(1,521)	(1,876)
<i>Charitable activities</i>		
Consultancy fees	(35,800)	(33,800)
Wages and salaries	(43,356)	(61,878)
Staff NIC (Employers)	-	(1,326)
Staff pensions (Defined contribution) - pension scheme 1	(3,145)	(4,380)
Life assurance	(15)	(60)
Rates	(9,284)	(4,387)
Water rates	(9,480)	(11,548)
Light, heat and power	(1,231)	(5,225)
Insurance	(10,283)	(10,547)
Repairs and maintenance	(71,228)	(153,896)
Equipment repairs and renewals	(1,670)	(1,995)
Telephone	(513)	(717)
Printing, postage and stationery	(467)	(892)
Trade subscriptions	(95)	-
Sundry expenses	(1,268)	(3,303)
Cleaning and laundry	(217)	(772)
Bank charges	(166)	(214)
The audit of the charity's annual accounts	(3,246)	(3,160)
Auditors' remuneration - non audit work	(3,884)	(3,204)
Management fees	(1,314)	-
Legal and professional fees	(86,132)	(29,065)

This page does not form part of the statutory financial statements.

Lyme Green Settlement

Detailed Statement of Financial Activities for the Year Ended 31 March 2024 (continued)

	Total 2024 £	Total 2023 £
	<u>(282,794)</u>	<u>(330,369)</u>
<i>Other expenditure</i>		
Depreciation of plant and machinery	(1,041)	(743)
(Profit)/loss on sale of tangible fixed assets held for charity's own use	<u>(1,548)</u>	<u>-</u>
	<u>(2,589)</u>	<u>(743)</u>

LYME GREEN SETTLEMENT CIO

England & Wales - Charity number 1155679

Accounts

**REPORT OF THE TRUSTEES AND
AUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2023
FOR
LYME GREEN SETTLEMENT**

Heywood Shepherd
Chartered Accountants
1 Park Street
Macclesfield
Cheshire
SK11 6SR

LYME GREEN SETTLEMENT

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FOR THE YEAR ENDED 31 MARCH 2023**

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LYME GREEN SETTLEMENT

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2023

The trustees present their report with the financial statements of the charity for the year ended 31 March 2023. The trustees have adopted the provisions of 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

Objectives

The object of the Charity shall be the relief of persons suffering from paraplegia and/or severe disability, with a preference for those who have been employed in the Armed Forces of the Crown, in particular but not exclusively by:-

- 1 the erection, improvement, equipping and maintaining of the buildings at Lyme Green for the provision of care of such persons;
- 2 the erection, improvement and maintenance of bungalows or dwellings for the residence of such persons receiving such care and treatment, and if thought fit, members of their families.

The Charity has taken account of the Charity Commission's guidance on public benefit.

In this regard the Charity provides purpose-built accommodation for disabled people who are predominantly wheelchair dependent. Application to occupy any vacant property may be made by recommendation from medical and social organisations.

The accounts shown in the Financial Review section show the income sources and how that income is used in the ongoing management, maintenance and upgrading of the Lyme Green Settlement's property comprising 9.47 hectares with buildings thereon: - thirty dwellings, an administration office, hall, workshops, a bowling green, agricultural land. There is also a small administration team. The hall, workshops, a two-storey house and the agricultural land are let at commercial rents. This provides an income stream to supplement the residential rents. As a result, the residential rents are held at a favourable level compared with the local rental levels for comparable properties

ACHIEVEMENT AND PERFORMANCE

Performance

The principal performance indicator is full occupancy with minimum turnaround when any property becomes empty. An ongoing indicator is the satisfaction and well-being of the residents and the appearance of the estate. The principal financial indicator is the maintenance of a positive financial position balancing costs against income over the medium term.

During this reporting period the Charity has maintained an occupancy level of over 90% on the residential and 100% commercial properties. Two bungalows have been vacant for some time pending planning permission, which has been received during 2023. Also during the year a focus on improved tenancy engagement including visits and inspections was implemented along with continued focus on and improvements in, safety and compliance across homes and properties. The Trustees are monitoring the risk of additional empty homes and the need to respond to all asset compliance matters and planned maintenance. There was one complaint received during the previous year which was responded to in full, and resolved with the complainant. All properties and the estate continued to benefit from the attention of a Site Caretaker and when necessary external maintenance/building contractors. The Site Caretaker left the charity in August 2023. In light of the delayed sale of the land west of London Road and increasing inflation pressures, Trustees agreed that it was necessary to increase residential rents by 5% on 1st April 2023 following an increase of 3% the year previous.

Over the last few years many changes in legislation have occurred and the needs and categories of applicants have also changed markedly from the inception of Lyme Green Settlement; there are fewer applicants who meet the strict criteria called for in the Trust's Objects.

The general economic climate continues to be difficult with increased inflation pressures and post pandemic impacts both affecting investment values. Local government funding, particularly in the area of housing benefits, is under continued pressure. Some of the residents have been adversely affected by these changes. Residents' care needs continue to be provided by the external services of the NHS. Residents ceased to have access to the facilities in the Office block for meetings following the leasing of the building to generate income, however, Trustees would explore alternative arrangements should residents make any requests.

Investment Policy

Our investments are managed by Brewin Dolphin Ltd under discretionary powers granted by the Charity. Detailed quarterly reports as well as daily online access to the investment portfolio and its performance are provided.

Our investment objectives are to achieve the best financial return within a moderate and acceptable level of risk. This will be measured against the relevant blend of indices relating to the risk category.

LYME GREEN SETTLEMENT

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2023

ACHIEVEMENT AND PERFORMANCE

Firm Plans

The current principal plan is to continue to meet the stated objects within a sound financial structure.

The Trustees will continue to monitor carefully the general economy and its impact on the Charity, particularly in the area of housing and disability benefits.

The Charity will continue to keep in mind the demands placed on the residents by Government economic austerity measures. It will be important to the Charity that the commercial properties, workshops, hall and the lodge, continue to be occupied thus generating income to further the objects of the charity.

On 7th December 2020 contracts were exchanged on the sale of the land it owns to the west of London Road which bisects the site. The agreed pending sale is expected to occur when planning permission is granted. An appeal process is in progress as is a fresh planning application, both of which are expected to conclude before the end of the next financial year (March 2024). In addition, Trustees are investigating an opportunity to sell the land and assets on the east of London Road to a registered housing provider to ensure the safety and security of beneficiaries homes into the future. It is possible that this might also conclude before the end of the next financial year. The proceeds from these two sales, once received, will be used for the furtherance of the Charity's Objects.

FINANCIAL REVIEW

Financial position

The Charity had a deficit of £133K (FY'22 £33K) for the year which includes a unrealised/realised loss on the revaluation of our investments of £15K (FY'22 a gain of £3K). The year's actual deficit compares with a budgeted deficit of £122K. Excluding the book loss from investments, income at £215K and expenditure of £333K were both slightly below budget. During the year a significant amount was spent on one bungalow to upgrade it and improve energy efficiency for the future. This highlighted that future upgrade costs for the bungalows were likely to be significant.

The value of the investment portfolio as at March 31st 2023 stood at £189K compared to £199K as at March 31st 2022. The decrease in value was attributable to the volatility in markets following the pandemic and challenging global economic forecasts in light of inflationary pressures combined with rising interest rates.

On the 1st April 2014, the land and buildings were professionally valued at £5M and were transferred from the old unincorporated Charity number 209267 to the new CIO as a gift. In the Land Registry Proprietorship Register, Lyme Green Settlement CIO is shown as the owner of the land and buildings. This transfer took place with the full knowledge of the Charity Commission (CC). We later discovered that the CC had changed their view on the status of the land and were now of the opinion that it had permanent endowment status. A CIO cannot legally own Permanently Endowed Land, which, therefore, still belongs to the old Lyme Green Settlement Trust. With assistance from the CC, a new scheme was established in March 2018 appointing the CIO as the sole and Corporate Trustee of the old Lyme Green Settlement Trust. The CIO and the old trust were linked on the CC register and only one set of annual accounts is required. The property is shown separately in the accounts under Endowed Funds.

Principal funding sources

The majority of our income is received from rentals of our 29 bungalows, one two storey house, four workshops, a building adapted for use as a children's day nursery and land around the Settlement rented out to a local farmer for grazing.

Other smaller sources of income are from interest and dividends on our investments. All the income received is utilised in property maintenance and support costs to enable us to achieve our charitable objectives.

A major risk facing the Charity is a sudden and unexpected loss of rental income, for example several bungalows becoming vacant at the same time or losing one of our commercial tenants. As there will always be some upgrade work or decorating required in the property, there will be some delay before the new tenant is able to move in.

The loss of a commercial tenant would present more of a problem. During the prior year a commercial tenant had vacated their premises and this was re-let during the year. A new tenancy for the office building was also established to support the financial resilience of the charity.

LYME GREEN SETTLEMENT

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2023

FINANCIAL REVIEW

Reserves policy

Liquid funds stand at £202K (net current assets £13K and investments £189K). It is our policy to upgrade properties to our current specification when they become vacant (if they have not already been upgraded). Based on a revised specification, upgrade costs can range from £40K to over £100K. Two bungalows have been left vacant pending planning permission (granted in 2023) and the next steps for these will be informed by the significant upgrade completed during FY'23.

The trustees main concerns are the Settlement's infrastructure and meeting the latest improved building standards incorporating emerging environmental and safety standards, which include:

- Minimum energy efficiency standards (2018)
- Fitness for Human Habitation Act (2019)
- Tenants Fees Act (2019)
- Compulsory 5 yearly testing of electrical installations in all residential dwellings (2020)
- Fire Safety Bill (2020)

Our site has not been adopted by the local authority, Cheshire East Council. We regularly have potholes appearing in our roads. These are temporarily repaired by our Site Caretaker or contractors but ideally, we need to get all our roads resurfaced. This will cost a considerable amount of money.

We are also responsible for the water supply pipes. There is only one meter for all the residential homes, the former office and the nursery, with separate meters for the other commercial property. The water utility company is only responsible for pipework up to this meter but beyond it is our responsibility. We do have burst pipes to repair or overflows due to high volumes and blockages which are cleared.

FUTURE PLANS

The Trustees best course of action to fully support the furtherance of the charity's objects was to sell the land to the west of London Road. During 2023, it was concluded that it would also be in the best interests of the charity and its beneficiaries to sell the land and assets on the east side of London Road to a Registered Housing Provider. This is progressing and Trustees are engaged with the Charity Commission, and is expected to complete before the year end March 2024. All discussions that take place have the continued safety and welfare of the existing tenants at the heart of our deliberations and actions. Subsequently, the charity will seek to become a grant giving charity to support applicants with disabilities to live in their homes. The proceeds from the sales will be used in the furtherance of the charity's objects.

LYME GREEN SETTLEMENT

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2023

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The governing document of the Lyme Green Settlement Charity is the Trust Deed for the Lyme Green Settlement for Paraplegics dated 8th July 1946 and subsequent amendments dated 9th March 1979, 15th September 1997, 7th July 2003 and 21st March 2018.

The governing document of the Lyme Green Settlement CIO is the Constitution dated 31st March 2014 and amended 1st September 2015 (subsequently further amended July 1st, 2019 and December 14th, 2020).

Day to day operations, decision making, financial management and trust governance are all conducted in accordance with a set of policies which are subject to review and approval every two years. During this review process, the charity trustees give consideration to the major risks to which the charity is exposed and satisfies themselves that systems or procedures are established in order to manage those risks

The Charity is Lyme Green Settlement CIO, registered charity number 1155679. It is located at The Office, Lyme Green Settlement, London Rd, Macclesfield, Cheshire SK11 0LD

The Trustee body comprises up to 10 positions with the trustees being recruited locally; vacant positions being advertised by word of mouth from existing trustees, by local advertising and by the use of CVS Cheshire East. Applicants are interviewed by existing trustees who, in their appointment process, seek to ensure a complimentary mix of skills to meet the needs of the Charity.

The Trustees as at March 31st, 2022 were:

Mrs Pat McMillan (Chairman)
Mr Alan Benzie (Deputy Chairman)
Mr Ian Hayes (Property)
Mr Malcolm Lounds (Property)
Mr Ian Goalen (Finance)
Mrs Angie Robinson

As stated in Land Registry records, title absolute of the land and estate is held by Lyme Green Settlement CIO (Reg No. 1155679).

All other assets of the CIO are held in the CIO's name with the exception of its stocks and shares which are held in the name of our stockbrokers' nominee company to save dealing and administrative cost in accordance with modern practice.

The organisational structure comprises the board of trustees (all volunteers with one selected as chairperson), an Administrator and one full-time gardener/handyman.

The trustees meet at four full board meetings during the year. All major policy, financial and operational decisions are decided by a majority of the trustees. The Constitution covers the structure and voting requirements. As necessary, further full trustee meetings are called in keeping with the provisions of the Constitution.

The smaller meetings, as required, review related topics and formulate proposals for consideration and approval at full trustee meetings.

A trustee is delegated to oversee Finance matters. That trustee and the Administrator monitor and administer the Trust's finances closely during the year and ensure, as far as possible, that the Settlement has remained on budget. In the management of Investments, the trustees continue to take a cautious approach and assess the situation on a frequent and regular basis with the Charity's stockbrokers.

A trustee is delegated to oversee Property matters. That trustee and the Administrator ensure that the programme of bungalow modernisation continues on schedule and on budget and that routine maintenance is done properly and promptly.

All other operational matters are delegated to the appropriate trustee, based on their field of expertise.

The chairperson maintains an oversight of all activities, meeting with the Administrator on a weekly basis and sitting in on the smaller meetings as necessary.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Administration

The Administrator manages the day to day activities of the Settlement working within the guidelines laid down by the board of trustees. However, any major concerns must firstly be relayed to the chairperson who may then require a view from all trustees.

Financial mandates are laid down in accordance with good accounting practice.

The remuneration package for the Administrator is set in accordance with levels applicable to a professional office worker in Macclesfield. The Charity operates a pension scheme for all eligible employees.

Risk management

The main risks identified were:

- Loss of commercial property income
- Health and safety of tenants
- Health and safety of employees

The Trustees mitigated these risks by:

- Tenants were informed that the Trusts employees would not be entering the premises of tenants unless specifically requested. Assistance was offered in respect of collection of shopping.
- Identifying opportunities to enhance commercial property income, for example, letting the office building to external tenants.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

1155679

Principal address

The Office
Lyme Green Settlement
London Road
Macclesfield
Cheshire
SK11 OLD

Trustees

Mrs P McMillan
Mr I Hayes (resigned 12.4.23)
Mr M H Lounds
Mr A Benzie (resigned 3.7.23)
Mr I Goalen
Mrs A Robinson

Auditors

Heywood Shepherd
Chartered Accountants
1 Park Street
Macclesfield
Cheshire
SK11 6SR

Solicitors

Brabners LLP

Advisers

Brewin Dolphin Securities Ltd

STATEMENT OF TRUSTEES' RESPONSIBILITIES

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

LYME GREEN SETTLEMENT

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2023**

STATEMENT OF TRUSTEES' RESPONSIBILITIES - continued

The law applicable to charities in England and Wales, the Charities Act 2011, Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed 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, including the income and expenditure, of the charity for that period. In preparing those financial statements, the trustees are required to

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity SORP;
- make judgements and estimates that are reasonable and prudent;
- 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 which disclose with reasonable accuracy at any time the financial position of the charity and to enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by order of the board of trustees on 6 December 2023 and signed on its behalf by:

Mrs P McMillan - Trustee

A handwritten signature in black ink, appearing to read 'P. McMillan'. The signature is written in a cursive style with a large initial 'P'.

REPORT OF THE INDEPENDENT AUDITORS TO THE TRUSTEES OF LYME GREEN SETTLEMENT

Opinion

We have audited the financial statements of Lyme Green Settlement (the 'charity') for the year ended 31 March 2023 which comprise the Statement of Financial Activities, the Balance Sheet and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (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 31 March 2023 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 Auditors' 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 trustees are responsible for the other information. The other information comprises the information included in the Annual Report, other than the financial statements and our Report of the Independent Auditors thereon.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, 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 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 where the Charities (Accounts and Reports) Regulations 2008 requires us to report to you if, in our opinion:

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

Responsibilities of trustees

As explained more fully in the Statement of Trustees' Responsibilities, the trustees are responsible for the preparation of the financial statements which 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 liquidate the charity or to cease operations, or have no realistic alternative but to do so.

Our responsibilities for the audit of the financial statements

We have been appointed as auditors 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 a Report of the Independent Auditors 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.

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

Our approach to identifying and assessing the risks of material misstatements in respect of irregularities, including fraud and non-compliance with laws and regulations, was as follows:

- The engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify or recognise non-compliance with applicable laws and regulations;
- We identified the laws and regulations applicable to the CIO through discussions with trustees and other management, and from our charity knowledge and experience of the sector;
- We focused on specific laws and regulations which we considered may have a direct material effect on the financial statements or the operations of the charity, including the Charities Act 2011 and SORP FRS102, data protection, anti-bribery, employment, environmental and health and safety legislation;
- We assessed the extent of compliance with the laws and regulations identified above through making enquiries of management and inspecting legal correspondence where appropriate; and
- Identified laws and regulations were communicated within the audit team regularly and the team remained alert to instances of non-compliance throughout the audit.

We assessed the susceptibility of the CIO's financial statements to material misstatements, including obtaining an understanding of how fraud might occur, by:

- Making enquiries of management as to where they considered there was susceptibility to fraud, their knowledge of actual, suspected and alleged fraud; and
- Considering the internal controls in place to mitigate risks of fraud and non-compliance with laws and regulations.

To address the risk of fraud through management bias and override controls, we:

- Performed analytical procedures to identify any unusual or expected relationships;
- Tested journal entries to identify unusual transactions; and
- Investigate the rationale behind significant or unusual transactions, where appropriate.

In response to the risk of irregularities and non-compliance with laws and regulations, we designed procedures which included, but were not limited to:

- agreeing financial statement disclosures to underlying supporting documentation;
- reading minutes of meetings of those charged with governance;
- enquiring of management as to actual potential litigation and claims; and
- reviewing correspondence with relevant regulators and the company's legal advisors where necessary.

There are inherent limitations in our audit procedures described above. The more removed that laws and regulations are from financial transactions, the less likely it is that we would become aware of non-compliance. Auditing standards also limit the audit procedures required to identify non-compliance with laws and regulations to enquiry of the trustees and other management and the inspection of regulatory and legal correspondence, if any.

Material misstatements that arise due to fraud can be harder to detect than those that arise from errors as they may involve deliberate concealment or collusion.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at www.frc.org.uk/auditorsresponsibilities. This description forms part of our Report of the Independent Auditors.

**REPORT OF THE INDEPENDENT AUDITORS TO THE TRUSTEES OF
LYME GREEN SETTLEMENT**

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 auditors' 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.



Heywood Shepherd
Chartered Accountants
1 Park Street
Macclesfield
Cheshire
SK11 6SR

6 December 2023

LYME GREEN SETTLEMENT

STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 MARCH 2023

	Notes	Unrestricted fund £	Restricted fund £	Endowment fund £	2023 Total funds £	2022 Total funds £
INCOME AND ENDOWMENTS FROM						
Donations and legacies		239	-	-	239	240
Charitable activities						
Accommodation Provision		210,697	-	-	210,697	210,205
Investment income	2	4,204	-	-	4,204	2,911
Other income		-	-	-	-	450
Total		215,140	-	-	215,140	213,806
EXPENDITURE ON						
Raising funds	3	1,876	-	-	1,876	1,994
Charitable activities						
Accommodation Provision		331,112	-	-	331,112	247,502
Total		332,988	-	-	332,988	249,496
Net gains/(losses) on investments		(14,777)	-	-	(14,777)	2,849
NET INCOME/(EXPENDITURE)		(132,625)	-	-	(132,625)	(32,841)
RECONCILIATION OF FUNDS						
Total funds brought forward		339,792	-	5,000,000	5,339,792	5,372,633
TOTAL FUNDS CARRIED FORWARD		207,167	-	5,000,000	5,207,167	5,339,792

The notes form part of these financial statements

LYME GREEN SETTLEMENT

BALANCE SHEET
31 MARCH 2023

	Notes	Unrestricted fund £	Restricted fund £	Endowment fund £	2023 Total funds £	2022 Total funds £
FIXED ASSETS						
Tangible assets	7	4,994	-	5,000,000	5,004,994	5,002,797
Investments	8	189,197	-	-	189,197	199,337
		<u>194,191</u>	<u>-</u>	<u>5,000,000</u>	<u>5,194,191</u>	<u>5,202,134</u>
CURRENT ASSETS						
Debtors	9	2,373	-	-	2,373	8,709
Cash at bank and in hand		62,265	-	-	62,265	147,697
		<u>64,638</u>	<u>-</u>	<u>-</u>	<u>64,638</u>	<u>156,406</u>
CREDITORS						
Amounts falling due within one year	10	(51,662)	-	-	(51,662)	(18,748)
		<u>12,976</u>	<u>-</u>	<u>-</u>	<u>12,976</u>	<u>137,658</u>
NET CURRENT ASSETS						
		<u>207,167</u>	<u>-</u>	<u>5,000,000</u>	<u>5,207,167</u>	<u>5,339,792</u>
TOTAL ASSETS LESS CURRENT LIABILITIES						
		<u>207,167</u>	<u>-</u>	<u>5,000,000</u>	<u>5,207,167</u>	<u>5,339,792</u>
NET ASSETS						
		<u>207,167</u>	<u>-</u>	<u>5,000,000</u>	<u>5,207,167</u>	<u>5,339,792</u>
FUNDS						
Unrestricted funds	11				207,167	339,792
Endowment funds					5,000,000	5,000,000
TOTAL FUNDS						
					<u>5,207,167</u>	<u>5,339,792</u>

The financial statements were approved by the Board of Trustees and authorised for issue on 6 December 2023 and were signed on its behalf by:

Mrs P McMillan - Trustee

P. McMillan

I Goalen

Mr I Goalen - Trustee

The notes form part of these financial statements

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

Financial reporting standard 102 - reduced disclosure exemptions

The charity has taken advantage of the following disclosure exemptions in preparing these financial statements, as permitted by FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland':

- the requirements of Section 7 Statement of Cash Flows;
- the requirement of paragraph 3.17(d);
- the requirements of paragraphs 11.42, 11.44, 11.45, 11.47, 11.48(a)(iii), 11.48(a)(iv), 11.48(b) and 11.48(c);
- the requirements of paragraphs 12.26, 12.27, 12.29(a), 12.29(b) and 12.29A.

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Plant and machinery - 25% on reducing balance

Land and Buildings Policy

Land - not depreciated
Buildings - not depreciated

The charity elected to use the Fair value of the buildings at the transition date to FRS 102. Where that value is not lower than the residual value, the trustees have elected not to depreciate the buildings.

Taxation

The charity is exempt from tax on its charitable activities.

Fund accounting

Endowed Funds. The Lyme Green Settlement Trust holds the property in a permanently endowed trust. This charity is linked to the Lyme Green Settlement CIO who are the corporate trustee for the original trust. As such the CIO manages the income and expenditure derived from the property in furtherance of the charitable objectives of the endowed trust which are also the objectives of the CIO.

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2023

1. ACCOUNTING POLICIES - continued

Pension costs and other post-retirement benefits

The charity operates a defined contribution pension scheme. Contributions payable to the charity's pension scheme are charged to the Statement of Financial Activities in the period to which they relate.

2. INVESTMENT INCOME

	2023	2022
	£	£
Investment income	3,838	2,897
Deposit account interest	366	14
	<u>4,204</u>	<u>2,911</u>

3. RAISING FUNDS

Investment management costs

	2023	2022
	£	£
Portfolio management	1,876	1,994
	<u>1,876</u>	<u>1,994</u>

4. AUDITORS' REMUNERATION

	2023	2022
	£	£
Fees payable to the charity's auditors for the audit of the charity's financial statements	3,160	3,000
Auditors' remuneration for non audit work	3,204	2,598
	<u>3,204</u>	<u>2,598</u>

5. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 March 2023 nor for the year ended 31 March 2022.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 March 2023 nor for the year ended 31 March 2022.

6. STAFF COSTS

	2023	2022
	£	£
Wages and salaries	61,878	85,511
Social security costs	1,326	4,360
Other pension costs	4,380	5,262
	<u>67,584</u>	<u>95,133</u>

The average monthly number of employees during the year was as follows:

	2023	2022
Administration	1	1
Maintenance	1	2
	<u>2</u>	<u>3</u>

No employees received emoluments in excess of £60,000.

LYME GREEN SETTLEMENT

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2023**

7. TANGIBLE FIXED ASSETS

	Freehold property £	Plant and machinery £	Totals £
COST			
At 1 April 2022	5,000,000	11,016	5,011,016
Additions	-	2,940	2,940
At 31 March 2023	<u>5,000,000</u>	<u>13,956</u>	<u>5,013,956</u>
DEPRECIATION			
At 1 April 2022	-	8,219	8,219
Charge for year	-	743	743
At 31 March 2023	-	<u>8,962</u>	<u>8,962</u>
NET BOOK VALUE			
At 31 March 2023	<u>5,000,000</u>	<u>4,994</u>	<u>5,004,994</u>
At 31 March 2022	<u>5,000,000</u>	<u>2,797</u>	<u>5,002,797</u>

The property is held by a permanently endowed trust, Lyme Green Settlement and as such is separate to Lyme Green Settlement CIO.

In accordance with FRS 102, the charity has elected to use fair values at the date of transition as the deemed cost for Freehold Land and Buildings.

The Land and Buildings were revalued on transition by a professional valuer, Hallams Chartered Surveyors, with recent experience in the location and category of property valued. The transition date valuation was based on a market valuation.

No depreciation has been charged since transfer, on the buildings, as the trustees are of the opinion that residual value is not materially lower than the fair value at that date.

The Charity Commission have confirmed that the property should not be held by the CIO and as such should not be included in the Balance Sheet of the CIO and remains under constructive trust for the original trust of The Lyme Green Settlement.

The CIO is the Corporate Trustee of the original trust and the property is therefore included in these accounts as an endowed fund.

8. FIXED ASSET INVESTMENTS

	Listed investments £
MARKET VALUE	
At 1 April 2022	199,337
Additions	73,638
Disposals	(69,001)
Revaluations	(14,777)
At 31 March 2023	<u>189,197</u>
NET BOOK VALUE	
At 31 March 2023	<u>189,197</u>
At 31 March 2022	<u>199,337</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2023**8. FIXED ASSET INVESTMENTS - continued**

	2023	2022
UK Bonds	16,231	20,483
Overseas Bonds	12,163	7,919
UK Equities	36,292	48,043
North American Equities	51,328	57,619
European Equities	10,557	9,866
Japanese Equities	6,682	7,169
Asia Pacific Equities	12,119	9,509
Emerging Market Equities	1,337	3,704
Global Investments	14,006	13,635
Absolute Return	11,404	10,770
Property	5,035	5,863
Commodities	5,141	4,757
Absolute Return (Non AIC)	3,106	-
Cash Product	3,796	-
	<u>189,197</u>	<u>199,337</u>

The historic cost of investments held at 31st March 2023 was £185,268 (2022 - £176,280).

9. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2023	2022
	£	£
Trade debtors	(143)	756
Prepayments and accrued income	2,516	7,953
	<u>2,373</u>	<u>8,709</u>

10. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2023	2022
	£	£
Trade creditors	33,134	13
Taxation and social security	1,832	1,777
Other creditors	16,696	16,958
	<u>51,662</u>	<u>18,748</u>

11. MOVEMENT IN FUNDS

The general fund represents the free funds of the charity which are not designated for particular purposes.

12. RELATED PARTY DISCLOSURES

In the accounts there are donations received of £239 (2022 - £240) which were given to the charity by a Trustee's family.

13. LYME GREEN SETTLEMENT PERMANENT ENDOWED TRUST

Lyme Green Settlement charity number 209267, was the original charity set up under trust deed 1946.

It was agreed that on the 1 April 2014 all the assets and liabilities held by the original charity should be transferred to the new CIO at their market value. The transfer of those assets were treated as a donation to the new CIO. The original charity was subsequently dissolved by the Charity Commission in April 2015.

Under the current legislation CIO's cannot legally hold permanently endowed property and as such the permanently endowed property had been excluded from these accounts in 2017. This transaction is shown under exceptional items 'other' in the SOFA.

The permanently endowed property is registered to Lyme Green Settlement CIO at the land registry and is held under constructive trust for the original Lyme Green Settlement charity.

The Charity Commission have set up a scheme dated March 2018 whereby the original trust which holds the permanently endowed property was reinstated but is linked to the CIO. The CIO is the corporate trustee of that endowed fund. The property has therefore been included in these accounts again this year but separately under endowed funds and exceptional items under 'other' in the SOFA.

LYME GREEN SETTLEMENT

DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 MARCH 2023

	2023 £	2022 £
INCOME AND ENDOWMENTS		
Donations and legacies		
Donations and legacies	239	240
Investment income		
Investment income	3,838	2,897
Deposit account interest	366	14
	<u>4,204</u>	<u>2,911</u>
Charitable activities		
Rental income bungalows	146,591	151,787
Rental income other	54,840	50,072
Recharges	9,266	8,346
	<u>210,697</u>	<u>210,205</u>
Other income		
Gain on sale of tangible fixed assets	-	75
Other income	-	375
	<u>-</u>	<u>450</u>
Total incoming resources	215,140	213,806
EXPENDITURE		
Investment management costs		
Portfolio management	1,876	1,994
Charitable activities		
Wages	61,878	85,511
Social security	1,326	4,360
Pensions	4,380	5,262
Rates and water	15,935	16,262
Insurance	10,547	8,867
Light and heat	5,225	2,230
Telephone	717	911
Postage and stationery	892	1,079
Sundries	2,238	2,623
Property and grounds repairs	153,896	50,461
Motor and travel	8	276
Safety clothing	311	778
Lifeline fees & clinic expense	746	1,279
Life assurance	60	60
Cleaning and laundry	773	552
Office equipment maintenance	1,995	2,088
Consultancy fees	33,800	20,800
Redundancy payment	-	7,079
Plant and machinery	743	441
Carried forward	295,470	210,919

This page does not form part of the statutory financial statements

LYME GREEN SETTLEMENT

DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 MARCH 2023

	2023 £	2022 £
Charitable activities		
Brought forward	295,470	210,919
Motor vehicles	-	248
Loss on sale of tangible fixed assets	-	616
	<u>295,470</u>	<u>211,783</u>
Support costs		
Finance		
Bank charges	213	255
Governance costs		
Auditors' remuneration	3,160	3,000
Auditors' remuneration for non audit work	3,204	2,598
Legal and professional fees	29,065	29,866
	<u>35,429</u>	<u>35,464</u>
Total resources expended	<u>332,988</u>	<u>249,496</u>
Net expenditure before gains and losses	(117,848)	(35,690)
Realised recognised gains and losses		
Realised gains/(losses) on fixed asset investments	<u>(14,777)</u>	<u>2,849</u>
Net expenditure	<u>(132,625)</u>	<u>(32,841)</u>

This page does not form part of the statutory financial statements

LYME GREEN SETTLEMENT CIO

England & Wales - Charity number 1155679

Accounts

**REPORT OF THE TRUSTEES AND
AUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022
FOR
LYME GREEN SETTLEMENT**

Heywood Shepherd
Chartered Accountants
1 Park Street
Macclesfield
Cheshire
SK11 6SR

LYME GREEN SETTLEMENT

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FOR THE YEAR ENDED 31 MARCH 2022**

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LYME GREEN SETTLEMENT

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2022

The trustees present their report with the financial statements of the charity for the year ended 31 March 2022. The trustees have adopted the provisions of 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

Objectives

The object of the Charity shall be the relief of persons suffering from paraplegia and/or severe disability, with a preference for those who have been employed in the Armed Forces of the Crown, in particular but not exclusively by:-

- 1 the erection, improvement, equipping and maintaining of the buildings at Lyme Green for the provision of care of such persons;
- 2 the erection, improvement and maintenance of bungalows or dwellings for the residence of such persons receiving such care and treatment, and if thought fit, members of their families.

The Charity has taken account of the Charity Commission's guidance on public benefit.

In this regard the Charity provides purpose-built accommodation for disabled people who are predominantly wheelchair dependent. Application to occupy any vacant property may be made by recommendation from medical and social organisations.

The accounts shown in the Financial Review section show the income sources and how that income is used in the ongoing management, maintenance and upgrading of the Lyme Green Settlement's property comprising 9.47 hectares with buildings thereon: - thirty dwellings, an administration office, hall, workshops, a bowling green, agricultural land. There is also a small administration team. The hall, workshops, a two-storey house and the agricultural land are let at commercial rents. This provides an income stream to supplement the residential rents. As a result, the residential rents are held at a favourable level compared with the local rental levels for comparable properties

ACHIEVEMENT AND PERFORMANCE

Performance

The principal performance indicator is full occupancy with minimum turnaround when any property becomes empty. An ongoing indicator is the satisfaction and well-being of the residents and the appearance of the estate. The principal financial indicator is the maintenance of a positive financial position balancing costs against income over the medium term.

During this reporting period the Charity has maintained an occupancy level of 90% on the residential and 80% commercial properties. The Trustees are monitoring the risk of additional empty homes and the need to respond to all asset compliance matters and planned maintenance. There were no complaints received during the previous year. All properties and the estate continued to benefit from the attention of a Site Caretaker and when necessary external maintenance/building contractors. One gardener left during the year. No increase was applied on the 1st April 2021 due to the proposed sale of land to the west of London Road which is intended to increase the Settlement's source of income once proceeds are received. However, the recent refusal of detailed planning will result in the delay of proceeds from any sale of this land.

Over the last few years many changes in legislation have occurred and the needs and categories of applicants have also changed markedly from the inception of Lyme Green Settlement; there are fewer applicants who meet the strict criteria called for in the Trust's Objects.

The general economic climate continues to be difficult with the historically low interest rates and the onset of the Covid-19 pandemic adversely impacting investment values in the early part of the year. Local government funding, particularly in the area of housing benefits, is under continued pressure. Some of the residents have been adversely affected by these changes.

Residents' care needs continue to be provided by the external services of the NHS. Residents continue to have access to the facilities in the Office block for meetings and other activities

Investment Policy

Our investments are managed by Brewin Dolphin Ltd under discretionary powers granted by the Charity. Detailed quarterly reports as well as daily online access to the investment portfolio and its performance are provided.

Our investment objectives are to achieve the best financial return within a moderate and acceptable level of risk. This will be measured against the relevant blend of indices relating to the risk category.

LYME GREEN SETTLEMENT

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2022

ACHIEVEMENT AND PERFORMANCE

Firm Plans

The current principal plan is to continue to meet the stated objects within a sound financial structure.

The Trustees will continue to monitor carefully the general economy and its impact on the Charity, particularly in the area of housing and disability benefits.

The Charity will continue to keep in mind the demands placed on the residents by Government economic austerity measures. It will be important to the Charity that the commercial properties, workshops, hall and the lodge, continue to be occupied thus generating income to further the objects of the charity.

On 7th December 2020 contracts were exchanged on the sale of the land it owns to the west of London Road. The contract is conditional on satisfactory planning permission being obtained. At the Cheshire East Planning Committee meeting on 26th October 2022 planning permission was refused. The Trustees are now considering the options in respect of the land.

FINANCIAL REVIEW

Financial position

The Charity had a deficit of £33K for the year which includes unrealised/realised gains on the revaluation of our investments of £3K. The year's actual deficit compares with a budgeted surplus of £2K. Excluding the book gain from investments, income at £214K was above budget due to improved commercial income. Expenditure at £249K was £45K above budget due to additional property maintenance, professional and commercial expenditure.

The value of the investment portfolio as at March 31st 2022 stood at £199K compared to £195K as at March 31st 2021. The increase in value was attributable to the improvement in markets after the significant reduction in market values due to the impact of Covid-19 on global markets.

On the 1st April 2014, the land and buildings were professionally valued at £5M and were transferred from the old unincorporated Charity number 209267 to the new CIO as a gift. In the Land Registry Proprietorship Register, Lyme Green Settlement CIO is shown as the owner of the land and buildings. This transfer took place with the full knowledge of the Charity Commission (CC). We later discovered that the CC had changed their view on the status of the land and were now of the opinion that it had permanent endowment status. A CIO cannot legally own Permanently Endowed Land, which, therefore, still belongs to the old Lyme Green Settlement Trust. With assistance from the CC, a new scheme was established in March 2018 appointing the CIO as the sole and Corporate Trustee of the old Lyme Green Settlement Trust. The CIO and the old trust were linked on the CC register and only one set of annual accounts is required. The property is shown separately in the accounts under Endowed Funds.

Principal funding sources

The majority of our income is received from rentals of our 29 bungalows, one two storey house, four workshops, a building adapted for use as a children's day nursery and land around the Settlement rented out to a local farmer for grazing.

Other smaller sources of income are from interest and dividends on our investments. All the income received is utilised in property maintenance and support costs to enable us to achieve our charitable objectives.

A major risk facing the Charity is a sudden and unexpected loss of rental income, for example several bungalows becoming vacant at the same time or losing one of our commercial tenants. As there will always be some upgrade work or decorating required in the property, there will be some delay before the new tenant is able to move in.

The loss of a commercial tenant would present more of a problem. During the prior year a commercial tenant had vacated their premises and this was re-let during the year.

LYME GREEN SETTLEMENT

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2022

FINANCIAL REVIEW

Reserves policy

Liquid funds stand at £337K (net current assets £138K and investments £199K). It is our policy to upgrade properties to our current specification when they become vacant (if they have not already been upgraded). Based on a revised specification, upgrade costs can range from £40K to over £100K. From our cash reserves alone, we could upgrade one bungalow without having to realise any of our investments. Of our 29 bungalows, 17 have been fully upgraded (to a previous specification) at the year end with another pending. The two-storey house has also been previously upgraded.

The trustees main concerns are the Settlement's infrastructure and meeting the latest improved building standards incorporating emerging environmental and safety standards, which include:

- Minimum energy efficiency standards (2018)
- Fitness for Human Habitation Act (2019)
- Tenants Fees Act (2019)
- Compulsory 5 yearly testing of electrical installations in all residential dwellings (2020)
- Fire Safety Bill (2020)

Our site has not been adopted by the local authority, Cheshire East Council. We regularly have potholes appearing in our roads. These are repaired by our maintenance staff but ideally, we need to get all our roads resurfaced. This will cost a considerable amount of money.

We are also responsible for the water supply pipes. There is only one meter for all the residential homes and the nursery, with separate meters for the other commercial property. The water utility company is only responsible for pipework up to this meter but beyond it is our responsibility. Fairly frequently, we do have burst pipes and these are repaired.

FUTURE PLANS

The Trustees best course of action to fully support the furtherance of the charity's objects was considered to be the sale of the land to the west of London Road. The sale of this land is currently in doubt subsequent to the refusal of detailed planning permission. The Trustees are currently considering their options and the impact on the future development of the site.

LYME GREEN SETTLEMENT

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2022

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The governing document of the Lyme Green Settlement Charity is the Trust Deed for the Lyme Green Settlement for Paraplegics dated 8th July 1946 and subsequent amendments dated 9th March 1979, 15th September 1997, 7th July 2003 and 21st March 2018.

The governing document of the Lyme Green Settlement CIO is the Constitution dated 31st March 2014 and amended 1st September 2015 (subsequently further amended July 1st, 2019 and December 14th, 2020).

Day to day operations, decision making, financial management and trust governance are all conducted in accordance with a set of policies which are subject to review and approval every two years. During this review process, the charity trustees give consideration to the major risks to which the charity is exposed and satisfies themselves that systems or procedures are established in order to manage those risks

The Charity is Lyme Green Settlement CIO, registered charity number 1155679. It is located at The Office, Lyme Green Settlement, London Rd, Macclesfield, Cheshire SK11 0LD

The Trustee body comprises up to 10 positions with the trustees being recruited locally; vacant positions being advertised by word of mouth from existing trustees, by local advertising and by the use of CVS Cheshire East. Applicants are interviewed by existing trustees who, in their appointment process, seek to ensure a complimentary mix of skills to meet the needs of the Charity.

The Trustees as at March 31st, 2022 were:

Mrs Pat McMillan (Chairman)
Mr Ian Hayes (Property)
Mr Alan Benzie (Deputy Chairman)
Mr William Lounds
Mr Ian Goalen (Finance)
Mrs Angie Robinson

As stated in Land Registry records, title absolute of the land and estate is held by Lyme Green Settlement CIO (Reg No. 1155679).

All other assets of the CIO are held in the CIO's name with the exception of its stocks and shares which are held in the name of our stockbrokers' nominee company to save dealing and administrative cost in accordance with modern practice.

The organisational structure comprises the board of trustees (all volunteers with one selected as chairperson), an Administrator and one full-time gardener/handyman.

The trustees meet at four full board meetings during the year. All major policy, financial and operational decisions are decided by a majority of the trustees. The Constitution covers the structure and voting requirements. As necessary, further full trustee meetings are called in keeping with the provisions of the Constitution.

The smaller meetings, as required, review related topics and formulate proposals for consideration and approval at full trustee meetings.

A trustee is delegated to oversee Finance matters. That trustee and the Administrator monitor and administer the Trust's finances closely during the year and ensure, as far as possible, that the Settlement has remained on budget. In the management of Investments, the trustees continue to take a cautious approach and assess the situation on a frequent and regular basis with the Charity's stockbrokers.

A trustee is delegated to oversee Property matters. That trustee and the Administrator ensure that the programme of bungalow modernisation continues on schedule and on budget and that routine maintenance is done properly and promptly.

All other operational matters are delegated to the appropriate trustee, based on their field of expertise.

The chairperson maintains an oversight of all activities, meeting with the Administrator on a weekly basis and sitting in on the smaller meetings as necessary.

LYME GREEN SETTLEMENT

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2022

STRUCTURE, GOVERNANCE AND MANAGEMENT

Administration

Julie Broadhurst, the Administrator, manages the day to day activities of the Settlement working within the guidelines laid down by the board of trustees. However, any major concerns must firstly be relayed to the chairperson who may then require a view from all trustees.

Financial mandates are laid down in accordance with good accounting practice.

The remuneration package for the Administrator is set in accordance with levels applicable to a professional office worker in Macclesfield. The Charity operates a pension scheme for all eligible employees.

Risk management

Throughout the year to 31st March 2022 the Charity has operated whilst a national and global pandemic (Covid-19) has existed. As with all charities, this has posed risks to the ongoing performance of the Charity which have been addressed by the Trustees. The main risks identified were:

- Loss of commercial property income
- Health and safety of tenants
- Health and safety of employees

The Trustees mitigated these risks by:

- Tenants were informed that the Trusts employees would not be entering the premises of tenants unless specifically requested. Assistance was offered in respect of collection of shopping.
- Employees of the Trust were provided with PPE together with instruction which would include adherence to the Government Guidelines which included remote working where applicable.
- The Trustees conducted formal business by remote means using Zoom conference facilities.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

1155679

Principal address

The Office
Lyme Green Settlement
London Road
Macclesfield
Cheshire
SK11 OLD

Trustees

Dr S Brough (resigned 8.2.22)
Mrs P McMillan
Mr R Masters (resigned 14.5.21)
Mr I Hayes
Mr M R Elsom (resigned 9.9.21)
Mr B Lounds
Mr A Benzie
Mr I Goalen
Mrs A Robinson (appointed 3.12.21)

Auditors

Heywood Shepherd
Chartered Accountants
1 Park Street
Macclesfield
Cheshire
SK11 6SR

Solicitors

Brabners LLP

Advisers

Brewin Dolphin Securities Ltd

LYME GREEN SETTLEMENT

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2022**

STATEMENT OF TRUSTEES' RESPONSIBILITIES

The trustees are responsible for preparing the Report of the Trustees 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, the Charities Act 2011, Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed 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, including the income and expenditure, of the charity for that period. In preparing those financial statements, the trustees are required to

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity SORP;
- make judgements and estimates that are reasonable and prudent;
- 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 which disclose with reasonable accuracy at any time the financial position of the charity and to enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by order of the board of trustees on 10 November 2022 and signed on its behalf by:

Mrs P McMillan - Trustee

A handwritten signature in blue ink, consisting of a stylized 'P' followed by the name 'McMillan'.

REPORT OF THE INDEPENDENT AUDITORS TO THE TRUSTEES OF LYME GREEN SETTLEMENT

Opinion

We have audited the financial statements of Lyme Green Settlement (the 'charity') for the year ended 31 March 2022 which comprise the Statement of Financial Activities, the Balance Sheet and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (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 31 March 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 Auditors' 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 trustees are responsible for the other information. The other information comprises the information included in the Annual Report, other than the financial statements and our Report of the Independent Auditors thereon.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, 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 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 where the Charities (Accounts and Reports) Regulations 2008 requires us to report to you if, in our opinion:

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

Responsibilities of trustees

As explained more fully in the Statement of Trustees' Responsibilities, the trustees are responsible for the preparation of the financial statements which 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 liquidate the charity or to cease operations, or have no realistic alternative but to do so.

REPORT OF THE INDEPENDENT AUDITORS TO THE TRUSTEES OF LYME GREEN SETTLEMENT

Our responsibilities for the audit of the financial statements

We have been appointed as auditors 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 a Report of the Independent Auditors 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.

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

Our approach to identifying and assessing the risks of material misstatements in respect of irregularities, including fraud and non-compliance with laws and regulations, was as follows:

- The engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify or recognise non-compliance with applicable laws and regulations;
- We identified the laws and regulations applicable to the CIO through discussions with trustees and other management, and from our charity knowledge and experience of the sector;
- We focused on specific laws and regulations which we considered may have a direct material effect on the financial statements or the operations of the charity, including the Charities Act 2011 and SORP FRS102, data protection, anti-bribery, employment, environmental and health and safety legislation;
- We assessed the extent of compliance with the laws and regulations identified above through making enquiries of management and inspecting legal correspondence where appropriate; and
- Identified laws and regulations were communicated within the audit team regularly and the team remained alert to instances of non-compliance throughout the audit.

We assessed the susceptibility of the CIO's financial statements to material misstatements, including obtaining an understanding of how fraud might occur, by:

- Making enquiries of management as to where they considered there was susceptibility to fraud, their knowledge of actual, suspected and alleged fraud; and
- Considering the internal controls in place to mitigate risks of fraud and non-compliance with laws and regulations.

To address the risk of fraud through management bias and override controls, we:

- Performed analytical procedures to identify any unusual or expected relationships;
- Tested journal entries to identify unusual transactions; and
- Investigate the rationale behind significant or unusual transactions, where appropriate.

In response to the risk of irregularities and non-compliance with laws and regulations, we designed procedures which included, but were not limited to:

- agreeing financial statement disclosures to underlying supporting documentation;
- reading minutes of meetings of those charged with governance;
- enquiring of management as to actual potential litigation and claims; and
- reviewing correspondence with relevant regulators and the company's legal advisors where necessary.

There are inherent limitations in our audit procedures described above. The more removed that laws and regulations are from financial transactions, the less likely it is that we would become aware of non-compliance. Auditing standards also limit the audit procedures required to identify non-compliance with laws and regulations to enquiry of the trustees and other management and the inspection of regulatory and legal correspondence, if any.

Material misstatements that arise due to fraud can be harder to detect than those that arise from errors as they may involve deliberate concealment or collusion.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at www.frc.org.uk/auditorsresponsibilities. This description forms part of our Report of the Independent Auditors.

**REPORT OF THE INDEPENDENT AUDITORS TO THE TRUSTEES OF
LYME GREEN SETTLEMENT**

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 auditors' 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.

Heywood Shepherd

Heywood Shepherd
Chartered Accountants
1 Park Street
Macclesfield
Cheshire
SK11 6SR

10 November 2022

LYME GREEN SETTLEMENT

STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 MARCH 2022

	Notes	Unrestricted fund £	Restricted fund £	Endowment fund £	2022 Total funds £	2021 Total funds £
INCOME AND ENDOWMENTS FROM						
Donations and legacies		240	-	-	240	239
Charitable activities						
Accommodation Provision		210,205	-	-	210,205	209,906
Investment income	2	2,911	-	-	2,911	3,228
Other income		450	-	-	450	1
Total		213,806	-	-	213,806	213,374
EXPENDITURE ON						
Raising funds	3	1,994	-	-	1,994	2,551
Charitable activities						
Accommodation Provision		247,502	-	-	247,502	197,675
Total		249,496	-	-	249,496	200,226
Net gains on investments		2,849	-	-	2,849	41,855
NET INCOME/(EXPENDITURE)		(32,841)	-	-	(32,841)	55,003
RECONCILIATION OF FUNDS						
Total funds brought forward		372,633	-	5,000,000	5,372,633	5,317,630
TOTAL FUNDS CARRIED FORWARD		339,792	-	5,000,000	5,339,792	5,372,633

The notes form part of these financial statements

LYME GREEN SETTLEMENT

BALANCE SHEET
31 MARCH 2022

	Notes	Unrestricted fund £	Restricted fund £	Endowment fund £	2022 Total funds £	2021 Total funds £
FIXED ASSETS						
Tangible assets	7	2,798	-	5,000,000	5,002,798	5,003,232
Investments	8	199,337	-	-	199,337	195,317
		<u>202,135</u>	<u>-</u>	<u>5,000,000</u>	<u>5,202,135</u>	<u>5,198,549</u>
CURRENT ASSETS						
Debtors	9	8,709	-	-	8,709	6,433
Cash at bank and in hand		147,697	-	-	147,697	182,669
		<u>156,406</u>	<u>-</u>	<u>-</u>	<u>156,406</u>	<u>189,102</u>
CREDITORS						
Amounts falling due within one year	10	(18,749)	-	-	(18,749)	(15,018)
		<u>137,657</u>	<u>-</u>	<u>-</u>	<u>137,657</u>	<u>174,084</u>
NET CURRENT ASSETS						
		<u>339,792</u>	<u>-</u>	<u>5,000,000</u>	<u>5,339,792</u>	<u>5,372,633</u>
TOTAL ASSETS LESS CURRENT LIABILITIES						
		<u>339,792</u>	<u>-</u>	<u>5,000,000</u>	<u>5,339,792</u>	<u>5,372,633</u>
NET ASSETS						
		<u>339,792</u>	<u>-</u>	<u>5,000,000</u>	<u>5,339,792</u>	<u>5,372,633</u>
FUNDS						
Unrestricted funds	11				339,792	372,633
Endowment funds					5,000,000	5,000,000
					<u>5,339,792</u>	<u>5,372,633</u>
TOTAL FUNDS						
					<u>5,339,792</u>	<u>5,372,633</u>

The financial statements were approved by the Board of Trustees and authorised for issue on 10 November 2022 and were signed on its behalf by:



Mrs P McMillan - Trustee



Mr I Goalen - Trustee

The notes form part of these financial statements

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

Financial reporting standard 102 - reduced disclosure exemptions

The charity has taken advantage of the following disclosure exemptions in preparing these financial statements, as permitted by FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland':

- the requirements of Section 7 Statement of Cash Flows;
- the requirement of paragraph 3.17(d);
- the requirements of paragraphs 11.42, 11.44, 11.45, 11.47, 11.48(a)(iii), 11.48(a)(iv), 11.48(b) and 11.48(c);
- the requirements of paragraphs 12.26, 12.27, 12.29(a), 12.29(b) and 12.29A.

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Plant and machinery	- 25% on reducing balance
Motor vehicles	- 25% on reducing balance

Land and Buildings Policy

Land - not depreciated
Buildings - not depreciated

The charity elected to use the Fair value of the buildings at the transition date to FRS 102. Where that value is not lower than the residual value, the trustees have elected not to depreciate the buildings.

Taxation

The charity is exempt from tax on its charitable activities.

Fund accounting

Endowed Funds. The Lyme Green Settlement Trust holds the property in a permanently endowed trust. This charity is linked to the Lyme Green Settlement CIO who are the corporate trustee for the original trust. As such the CIO manages the income and expenditure derived from the property in furtherance of the charitable objectives of the endowed trust which are also the objectives of the CIO.

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

LYME GREEN SETTLEMENT

NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 31 MARCH 2022

1. ACCOUNTING POLICIES - continued

Pension costs and other post-retirement benefits

The charity operates a defined contribution pension scheme. Contributions payable to the charity's pension scheme are charged to the Statement of Financial Activities in the period to which they relate.

2. INVESTMENT INCOME

	2022	2021
	£	£
Investment income	2,897	3,177
Deposit account interest	14	51
	<u>2,911</u>	<u>3,228</u>

3. RAISING FUNDS

Investment management costs

	2022	2021
	£	£
Portfolio management	1,994	2,551
	<u>1,994</u>	<u>2,551</u>

4. AUDITORS' REMUNERATION

	2022	2021
	£	£
Fees payable to the charity's auditors for the audit of the charity's financial statements	3,000	2,500
Auditors' remuneration for non audit work	2,598	4,578
	<u>2,598</u>	<u>4,578</u>

5. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 March 2022 nor for the year ended 31 March 2021.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 March 2022 nor for the year ended 31 March 2021.

6. STAFF COSTS

	2022	2021
	£	£
Wages and salaries	85,511	86,999
Social security costs	4,360	4,110
Other pension costs	5,262	5,438
	<u>95,133</u>	<u>96,547</u>

The average monthly number of employees during the year was as follows:

	2022	2021
Administration	1	1
Maintenance	2	2
	<u>3</u>	<u>3</u>

No employees received emoluments in excess of £60,000.

LYME GREEN SETTLEMENT

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2022

7. TANGIBLE FIXED ASSETS

	Freehold property £	Plant and machinery £	Motor vehicles £	Totals £
COST				
At 1 April 2021	5,000,000	10,752	5,388	5,016,140
Additions	-	1,344	-	1,344
Disposals	-	(1,080)	(5,388)	(6,468)
At 31 March 2022	5,000,000	11,016	-	5,011,016
DEPRECIATION				
At 1 April 2021	-	8,682	4,226	12,908
Charge for year	-	441	248	689
Eliminated on disposal	-	(905)	(4,474)	(5,379)
At 31 March 2022	-	8,218	-	8,218
NET BOOK VALUE				
At 31 March 2022	5,000,000	2,798	-	5,002,798
At 31 March 2021	5,000,000	2,070	1,162	5,003,232

The property is held by a permanently endowed trust, Lyme Green Settlement and as such is separate to Lyme Green Settlement CIO.

In accordance with FRS 102, the charity has elected to use fair values at the date of transition as the deemed cost for Freehold Land and Buildings.

The Land and Buildings were revalued on transition by a professional valuer, Hallams Chartered Surveyors, with recent experience in the location and category of property valued. The transition date valuation was based on a market valuation.

No depreciation has been charged since transfer, on the buildings, as the trustees are of the opinion that residual value is not materially lower than the fair value at that date.

The Charity Commission have confirmed that the property should not be held by the CIO and as such should not be included in the Balance Sheet of the CIO and remains under constructive trust for the original trust of The Lyme Green Settlement.

The CIO is the Corporate Trustee of the original trust and the property is therefore included in these accounts as an endowed fund.

8. FIXED ASSET INVESTMENTS

	Listed investments £
MARKET VALUE	
At 1 April 2021	195,317
Additions	48,126
Disposals	(46,955)
Revaluations	2,849
At 31 March 2022	199,337
NET BOOK VALUE	
At 31 March 2022	199,337
At 31 March 2021	195,317

LYME GREEN SETTLEMENT

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2022

8. FIXED ASSET INVESTMENTS - continued

	2022	2021
UK Bonds	20,483	24,626
Overseas Bonds	7,919	3,383
UK Equities	48,043	50,309
North American Equities	57,619	48,692
European Equities	9,866	9,334
Japanese Equities	7,169	6,401
Asia Pacific Equities	9,509	14,030
Emerging Market Equities	3,704	3,749
Global Investments	13,635	15,660
Absolute Return	10,770	13,879
Property	5,863	5,254
Commodities	4,757	-
	<u>199,337</u>	<u>195,317</u>

The historic cost of investments held at 31st March 2022 was £176,280 (2021 - £164,822).

9. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022	2021
	£	£
Trade debtors	756	(1,228)
Prepayments and accrued income	7,953	7,661
	<u>8,709</u>	<u>6,433</u>

10. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022	2021
	£	£
Trade creditors	14	7,451
Taxation and social security	1,777	2,412
Other creditors	16,958	5,155
	<u>18,749</u>	<u>15,018</u>

11. MOVEMENT IN FUNDS

The general fund represents the free funds of the charity which are not designated for particular purposes.

12. RELATED PARTY DISCLOSURES

In respect of the year ended 31st March 2020, there were two trustees on the board of the charity in accordance with constitutional requirement.

They represent The Order of St John who are connected by the legal constitution of Lyme Green Settlement.

As from 09/07/19 The Order of St John have decided not to nominate members in the future with the two serving Trustee representatives both resigning in July 2019 and March 2020 respectively.

In the accounts there are donations received of £240 which were given to the charity by a Trustee's family,

13. LYME GREEN SETTLEMENT PERMANENT ENDOWED TRUST

Lyme Green Settlement charity number 209267, was the original charity set up under trust deed 1946.

It was agreed that on the 1 April 2014 all the assets and liabilities held by the original charity should be transferred to the new CIO at their market value. The transfer of those assets were treated as a donation to the new CIO. The original charity was subsequently dissolved by the Charity Commission in April 2015.

Under the current legislation CIO's cannot legally hold permanently endowed property and as such the permanently endowed property had been excluded from these accounts in 2017. This transaction is shown under exceptional items 'other' in the SOFA.

The permanently endowed property is registered to Lyme Green Settlement CIO at the land registry and is held under constructive trust for the original Lyme Green Settlement charity.

The Charity Commission have set up a scheme dated March 2018 whereby the original trust which holds the permanently endowed property was reinstated but is linked to the CIO. The CIO is the corporate trustee of that endowed fund. The property has therefore been included in these accounts again this year but separately under endowed funds and exceptional items under 'other' in the SOFA.

LYME GREEN SETTLEMENT

**DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 MARCH 2022**

	2022 £	2021 £
INCOME AND ENDOWMENTS		
Donations and legacies		
Donations and legacies	240	239
Investment income		
Investment income	2,897	3,177
Deposit account interest	14	51
	<u>2,911</u>	<u>3,228</u>
Charitable activities		
Rental income bungalows	151,787	165,549
Rental income other	50,072	40,071
Recharges	8,346	4,286
	<u>210,205</u>	<u>209,906</u>
Other income		
Gain on sale of tangible fixed assets	75	-
Other income	375	1
	<u>450</u>	<u>1</u>
Total incoming resources	213,806	213,374
EXPENDITURE		
Investment management costs		
Portfolio management	1,994	2,551
Charitable activities		
Wages	85,511	86,999
Social security	4,360	4,110
Pensions	5,262	5,438
Rates and water	16,262	11,861
Insurance	8,867	8,505
Light and heat	2,230	889
Telephone	911	951
Postage and stationery	1,079	500
Sundries	2,623	926
Property and grounds repairs	50,461	38,641
Motor and travel	276	1,234
Safety clothing	778	990
Lifeline fees & clinic expense	1,279	1,297
Life assurance	60	60
Cleaning and laundry	552	339
Office equipment maintenance	2,088	1,171
Donations and grants given	-	90
Consultancy fees	20,800	-
Redundancy payment	7,079	-
Carried forward	210,478	164,001

This page does not form part of the statutory financial statements

LYME GREEN SETTLEMENT**DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 MARCH 2022**

	2022	2021
	£	£
Charitable activities		
Brought forward	210,478	164,001
Plant and machinery	441	690
Motor vehicles	248	387
Loss on sale of tangible fixed assets	616	-
	<u>211,783</u>	<u>165,078</u>
Support costs		
Finance		
Bank charges	255	197
Governance costs		
Auditors' remuneration	3,000	2,500
Auditors' remuneration for non audit work	2,598	4,578
Legal and professional fees	29,866	25,322
	<u>35,464</u>	<u>32,400</u>
Total resources expended	<u>249,496</u>	<u>200,226</u>
Net (expenditure)/income before gains and losses	(35,690)	13,148
Realised recognised gains and losses		
Realised gains/(losses) on fixed asset investments	2,849	41,855
Net (expenditure)/income	<u>(32,841)</u>	<u>55,003</u>

This page does not form part of the statutory financial statements

LYME GREEN SETTLEMENT CIO

England & Wales - Charity number 1155679

Accounts

**REPORT OF THE TRUSTEES AND
AUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2021
FOR
LYME GREEN SETTLEMENT**

Heywood Shepherd
Chartered Accountants
1 Park Street
Macclesfield
Cheshire
SK11 6SR

LYME GREEN SETTLEMENT

**CONTENTS OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2021**

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Detailed Statement of Financial Activities	17 to 18

LYME GREEN SETTLEMENT

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2021

The trustees present their report with the financial statements of the charity for the year ended 31 March 2021. The trustees have adopted the provisions of 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

Objectives

The object of the Charity shall be the relief of persons suffering from paraplegia and/or severe disability, with a preference for those who have been employed in the Armed Forces of the Crown, in particular but not exclusively by:-

- 1 the erection, improvement, equipping and maintaining of the buildings at Lyme Green for the provision of care of such persons;
- 2 the erection, improvement and maintenance of bungalows or dwellings for the residence of such persons receiving such care and treatment, and if thought fit, members of their families.

The Charity has taken account of the Charity Commission's guidance on public benefit.

In this regard the Charity provides purpose-built accommodation for disabled people who are predominantly wheelchair dependent. Application to occupy any vacant property may be made by recommendation from medical and social organisations.

The accounts shown in the Financial Review section show the income sources and how that income is used in the ongoing management, maintenance and upgrading of the Lyme Green Settlement's property comprising 9.47 hectares with buildings thereon: - thirty dwellings, an administration office, hall, workshops, a bowling green, agricultural land. There is also an administrator. The hall, workshops, a two-storey house and the agricultural land are let at commercial rents. This provides an income stream to supplement the residential rents. As a result, the residential rents are held at a favourable level compared with the local rental levels for comparable properties

ACHIEVEMENT AND PERFORMANCE

Performance

Performance

The principal performance indicator is full occupancy with minimum turnaround when a property becomes empty. An ongoing indicator is the satisfaction and well-being of the residents. The principal financial indicator is the maintenance of a positive financial position balancing costs against income.

During this reporting period the Charity has maintained an occupancy level of 95% on the residential and 77% commercial properties. All properties continued to benefit from the attention of two gardeners/handyman and when necessary external maintenance/building contractors. As a result of a general increase in costs a rent increase of 2.0% was required at the review date of 1st April 2020. No increase was applied on the 1st April 2021 due to the pending sale of land to the west of London Road which will increase the Settlement's source of income once proceeds are received.

Over the last few years many changes in legislation have occurred and the needs and categories of applicants have also changed markedly from the inception of Lyme Green Settlement; there are fewer applicants who meet the strict criteria called for in the Trust's Objects.

The general economic climate has become increasingly difficult with the historically low interest rates and the onset of the Covid-19 pandemic adversely impacting investment values in the early part of the year. Local government funding, particularly in the area of housing benefits, is under continued pressure. Some of the residents have been adversely affected by these changes.

Residents' care needs continue to be provided by the external services of the NHS. In limited cases the extra medical needs of the war pensioners are being met, on request, with funding from the Veteran's Agency. The Residents Association continues to use the facilities in the Office block for meetings and other activities

Investment Policy

Our investments are managed by Brewin Dolphin Ltd under discretionary powers granted by the Charity. Detailed quarterly reports as well as daily online access to the investment portfolio and its performance are provided.

Our investment objectives are to achieve the best financial return within a moderate and acceptable level of risk. This will be measured against the relevant blend of indices relating to the risk category.

LYME GREEN SETTLEMENT

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2021

ACHIEVEMENT AND PERFORMANCE

Firm Plans

The current principal plan is to continue to meet the stated objects within a sound financial structure.

The Trustees will continue to monitor carefully the general economy and its impact on the Charity, particularly in the area of housing and disability benefits.

The Charity will continue to keep in mind the demands placed on the residents by Government economic austerity measures. It will be important to the Charity that the commercial properties, workshops, hall and the lodge, continue to be occupied thus generating income to further the objects of the charity.

On 7th December 2020 contracts were exchanged on the sale of the land it owns to the west of London Road. The contract is conditional on satisfactory planning permission being obtained. The agreed pending sale is expected to occur when planning permission is granted. The proceeds, once received, will be used for the furtherance of the Charity's Objects.

FINANCIAL REVIEW

Financial position

The Charity had a surplus of £55K for the year which includes unrealised/realised gains on the revaluation of our investments of £41.9K. The year's actual surplus compares with a budgeted deficit of £18.8K. Excluding the book gain from investments, income at £214K was in-line with budget. Expenditure at £200K was £32K below budget due to less than expected bungalow upgrades.

The value of the investment portfolio as at March 31st 2021 stood at £195.3K compared to £155K as at March 31st 2020. The increase in value was attributable to the improvement in markets after the significant reduction in market values at March 2020 due to the impact of Covid-19 on global markets.

On the 1st April 2014, the land and buildings were professionally valued at £5M and were transferred from the old unincorporated Charity number 209267 to the new CIO as a gift. In the Land Registry Proprietorship Register, Lyme Green Settlement CIO is shown as the owner of the land and buildings. This transfer took place with the full knowledge of the Charity Commission (CC). We later discovered that the CC had changed their view on the status of the land and were now of the opinion that it had permanent endowment status. A CIO cannot legally own Permanently Endowed Land, which, therefore, still belongs to the old Lyme Green Settlement Trust. With assistance from the CC, a new scheme was established in March 2018 appointing the CIO as the sole and Corporate Trustee of the old Lyme Green Settlement Trust. The CIO and the old trust were linked on the CC register and only one set of annual accounts is required. The property is shown separately in the accounts under Endowed Funds.

Principal funding sources

The majority of our income is received from rentals of our 29 bungalows, one two storey house, four workshops, a building adapted for use as a children's day nursery and land around the Settlement rented out to a local farmer for grazing.

Other smaller sources of income are from interest and dividends on our investments and one donation amounting to £300 per annum (including gift-aid). All the income received is utilised in property maintenance and support costs to enable us to achieve our charitable objectives.

A major risk facing the Charity is a sudden and unexpected loss of rental income, for example several bungalows becoming vacant at the same time or losing one of our commercial tenants. As there will always be some upgrade work or decorating required in the property, there will be some delay before the new tenant is able to move in.

The loss of a commercial tenant would present more of a problem. During the year a commercial tenant vacated their premises. At the year end the premises have not been re-let.

Reserves policy

Liquid funds stand at £369K (net current assets £174K and investments £195K). It is our policy to upgrade properties to our current specification when they become vacant (if they have not already been upgraded). An upgrade costs around £40K per property. From our cash reserves alone, we could upgrade four bungalows without having to realise any of our investments. Of our 29 bungalows, 17 have been fully upgraded at the year end. The two-storey house has also been upgraded.

The trustees main concern is the Settlement's infrastructure. Our site has not been adopted by the local authority, Cheshire East Council. We regularly have potholes appearing in our roads. These are repaired by our maintenance staff but ideally, we need to get all our roads resurfaced. This will cost a considerable amount of money.

We are also responsible for the water supply pipes. There is only one meter for the whole site and this is located at the entrance. The water utility company is only responsible for pipework up to this meter but beyond it is our responsibility. Fairly frequently, we do have burst pipes and these are repaired.

LYME GREEN SETTLEMENT

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2021**

FUTURE PLANS

The Trustees best course of action to fully support the furtherance of the charity's objects was to sell the land to the west of London Road. Once the proceeds of the sale are received, the Trustees intend to start attending to aspects of the settlement's infrastructure whilst ensuring that other aspects of the Charity's objectives are not ignored. All discussions that take place have the continued welfare of the existing tenants at the heart of our deliberations.

LYME GREEN SETTLEMENT

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2021

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The governing document of the Lyme Green Settlement Charity is the Trust Deed for the Lyme Green Settlement for Paraplegics dated 8th July 1946 and subsequent amendments dated 9th March 1979, 15th September 1997, 7th July 2003 and 21st March 2018.

The governing document of the Lyme Green Settlement CIO is the Constitution dated 31st March 2014 and amended 1st September 2015

(subsequently further amended July 1st, 2019 and February 17th, 2020).

Day to day operations, decision making, financial management and trust governance are all conducted in accordance with a set of policies which are subject to review and approval every two years. During this review process, the charity trustees give consideration to the major risks to which the charity is exposed and satisfies themselves that systems or procedures are established in order to manage those risks

The Charity is Lyme Green Settlement CIO, registered charity number 1155679. It is located at The Office, Lyme Green Settlement, London Rd, Macclesfield, Cheshire SK11 0LD

The Trustee body comprises up to 10 positions with the trustees being recruited locally; vacant positions being advertised by word of mouth from existing trustees, by local advertising and by the use of CVS Cheshire East. Applicants are interviewed by existing trustees who, in their appointment process, seek to ensure a complimentary mix of skills to meet the needs of the Charity.

The Trustees as at March 31st, 2021 were:

Mrs Pat McMillan (Chairman)

Dr Sylvia Brough (Operations)

Mr Robert Masters

Mr Ian Hayes (Property)

Mr Michael R Elsom

Mr Alan Benzie (Deputy Chairman)

Mr William Lounds

Mr I Goalen (Finance)

As stated in Land Registry records, title absolute of the land and estate is held by Lyme Green Settlement CIO (Reg No. 1155679) - [see above under the heading of Financial Position].

All other assets of the CIO are held in the CIO's name with the exception of its stocks and shares which are held in the name of our stockbrokers' nominee company to save dealing and administrative cost in accordance with modern practice.

The organisational structure comprises the board of trustees (all volunteers with one selected as chairperson), an Administrator and two full-time gardeners/handymen.

The trustees meet at four full board meetings during the year. All major policy, financial and operational decisions are decided by a majority of the trustees. The Constitution covers the structure and voting requirements. As necessary, further full trustee meetings are called in keeping with the provisions of the Constitution.

The smaller meetings, as required, review related topics and formulate proposals for consideration and approval at full trustee meetings.

A trustee is delegated to oversee Finance matters. That trustee and the Administrator monitor and administer the Trust's finances closely during the year and ensure, as far as possible, that the Settlement has remained on budget. In the management of Investments, the trustees continue to take a cautious approach and assess the situation on a frequent and regular basis with the Charity's stockbrokers.

A trustee is delegated to oversee Property matters. That trustee and the Administrator ensure that the programme of bungalow modernisation continues on schedule and on budget and that routine maintenance is done properly and promptly.

All other operational matters are delegated to the appropriate trustee, based on their field of expertise.

The chairperson maintains an oversight of all activities, meeting with the Administrator on a weekly basis and sitting in on the smaller meetings as necessary.

LYME GREEN SETTLEMENT

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2021

STRUCTURE, GOVERNANCE AND MANAGEMENT

Administration

Julie Broadhurst was promoted to the Administrator position on April 1st 2020 and now manages the day to day activities of the Settlement working within the guidelines laid down by the board of trustees. However, any major concerns must firstly be relayed to the chairperson who may then require a view from all trustees.

Financial mandates are laid down in accordance with good accounting practice.

The remuneration package for the Administrator is set in accordance with levels applicable to a professional office worker in Macclesfield. The Charity operates a pension scheme for all eligible employees.

Risk management

Throughout the year to 31st March 2021 the Charity has operated whilst a national and global pandemic (Covid-19) has existed. As with all charities, this has posed risks to the ongoing performance of the Charity which have been addressed by the Trustees. The main risks identified were:

- Loss of commercial property income
- Health and safety of tenants
- Health and safety of employees

The Trustees mitigated these risks by:

- Permitting rent deferral to commercial tenants during the period. By the year end all deferred rent had been recovered.
- Tenants were informed that the Trusts employees would not be entering the premises of tenants unless specifically requested. Assistance was offered in respect of collection of shopping.
- Employees of the Trust were provided with PPE together with instruction which would include adherence to the Government Guidelines which included remote working where applicable.
- The Trustees conducted formal business by remote means using Zoom conference facilities.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

1155679

Principal address

The Office
Lyme Green Settlement
London Road
Macclesfield
Cheshire
SK11 OLD

Trustees

Dr S Brough
Mrs P McMillan
Mr R Masters (resigned 14.5.21)
Mr I Hayes
Mr M R Elsom
Mr B Lounds
Mr A Benzie
Mr I Goalen (appointed 1.3.21)

Auditors

Heywood Shepherd
Chartered Accountants
1 Park Street
Macclesfield
Cheshire
SK11 6SR

Solicitors

Brabners LLP

Advisers

Brewin Dolphin Securities Ltd

LYME GREEN SETTLEMENT

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2021

STATEMENT OF TRUSTEES' RESPONSIBILITIES

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

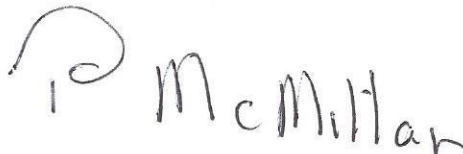
The law applicable to charities in England and Wales, the Charities Act 2011, Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, including the income and expenditure, of the charity for that period. In preparing those financial statements, the trustees are required to

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity SORP;
- make judgements and estimates that are reasonable and prudent;
- 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 which disclose with reasonable accuracy at any time the financial position of the charity and to enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by order of the board of trustees on 27 September 2021 and signed on its behalf by:

Mrs P McMillan - Trustee

A handwritten signature in black ink, consisting of a stylized initial 'P' followed by the name 'McMillan' in a cursive script.

REPORT OF THE INDEPENDENT AUDITORS TO THE TRUSTEES OF LYME GREEN SETTLEMENT

Opinion

We have audited the financial statements of Lyme Green Settlement (the 'charity') for the year ended 31 March 2021 which comprise the Statement of Financial Activities, the Balance Sheet and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (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 31 March 2021 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 Auditors' 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 trustees are responsible for the other information. The other information comprises the information included in the Annual Report, other than the financial statements and our Report of the Independent Auditors thereon.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, 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 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 where the Charities (Accounts and Reports) Regulations 2008 requires us to report to you if, in our opinion:

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

Responsibilities of trustees

As explained more fully in the Statement of Trustees' Responsibilities, the trustees are responsible for the preparation of the financial statements which 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 liquidate the charity or to cease operations, or have no realistic alternative but to do so.

REPORT OF THE INDEPENDENT AUDITORS TO THE TRUSTEES OF LYME GREEN SETTLEMENT

Our responsibilities for the audit of the financial statements

We have been appointed as auditors 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 a Report of the Independent Auditors 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:

Our approach to identifying and assessing the risks of material misstatements in respect of irregularities, including fraud and non-compliance with laws and regulations, was as follows:

The engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify or recognise non-compliance with applicable laws and regulations;

We identified the laws and regulations applicable to the company through discussions with trustees and management, and from our knowledge and experience of the charity sector;

We focused on specific laws and regulations which we considered may have a direct material effect on the financial statements or the operations of the company, including the Charities SORP FRS102, taxation legislation, data protection, anti-bribery, employment, environmental and health and safety legislation);

We assessed the extent of compliance with the laws and regulations identified above through making enquiries of management and inspecting correspondence; and

Identified laws and regulations were communicated within the audit team regularly and the team remained alert to instances of non-compliance throughout the audit.

We assessed the susceptibility of the company's financial statements to material misstatements, including obtaining an understanding of how fraud might occur, by:

Making enquiries of management as to where they considered there was susceptibility to fraud, their knowledge of actual, suspected and alleged fraud;

Considering the internal controls in place to mitigate risks of fraud and non-compliance with laws and regulations.

To address the risk of fraud through management bias and override controls, we:

Performed analytical procedures to identify any unusual or expected relationships;

Investigate the rationale behind significant or unusual transactions.

In response to the risk of irregularities and non-compliance with laws and regulations, we designed procedures which included, but were not limited to:

agreeing financial statement disclosures to underlying supporting documentation;

reading minutes of meetings of those charged with governance;

enquiring of management as to actual potential litigation and claims;

There are inherent limitations in our audit procedures described above. The more removed that laws and regulations are from financial transactions, the less likely it is that we would become aware of non-compliance. Auditing standards also limit the audit procedures required to identify non-compliance with laws and regulations to enquiry of the directors and other management and the inspection of regulatory and legal correspondence, if any.

Material misstatements that arise due to fraud can be harder to detect than those that arise from errors as they may involve deliberate concealment or collusion.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at www.frc.org.uk/auditorsresponsibilities. This description forms part of our Report of the Independent Auditors.

**REPORT OF THE INDEPENDENT AUDITORS TO THE TRUSTEES OF
LYME GREEN SETTLEMENT**

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 auditors' 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.

Heywood Shepherd
Chartered Accountants
1 Park Street
Macclesfield
Cheshire
SK11 6SR

27 September 2021

LYME GREEN SETTLEMENT

STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 MARCH 2021

	Notes	Unrestricted fund £	Restricted fund £	Endowment fund £	2021 Total funds £	2020 Total funds £
INCOME AND ENDOWMENTS FROM						
Donations and legacies		239	-	-	239	267
Charitable activities						
Accommodation Provision		209,906	-	-	209,906	217,605
Investment income	2	3,228	-	-	3,228	4,655
Other income		1	-	-	1	1,020
Total		213,374	-	-	213,374	223,547
EXPENDITURE ON						
Raising funds	3	2,551	-	-	2,551	2,070
Charitable activities						
Accommodation Provision		197,675	-	-	197,675	261,962
Other		-	-	-	-	-
Total		200,226	-	-	200,226	264,032
Net gains/(losses) on investments		41,855	-	-	41,855	(14,635)
NET INCOME/(EXPENDITURE)		55,003	-	-	55,003	(55,120)
RECONCILIATION OF FUNDS						
Total funds brought forward		317,630	-	5,000,000	5,317,630	5,372,750
TOTAL FUNDS CARRIED FORWARD		372,633	-	5,000,000	5,372,633	5,317,630

The notes form part of these financial statements

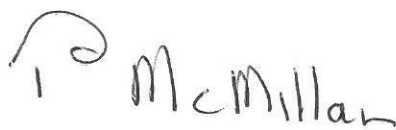
LYME GREEN SETTLEMENT

BALANCE SHEET
31 MARCH 2021

	Notes	Unrestricted fund £	Restricted fund £	Endowment fund £	2021 Total funds £	2020 Total funds £
FIXED ASSETS						
Tangible assets	7	3,232	-	5,000,000	5,003,232	5,004,309
Investments	8	195,317	-	-	195,317	155,006
		<u>198,549</u>	<u>-</u>	<u>5,000,000</u>	<u>5,198,549</u>	<u>5,159,315</u>
CURRENT ASSETS						
Debtors	9	6,433	-	-	6,433	6,997
Cash at bank and in hand		182,669	-	-	182,669	181,853
		<u>189,102</u>	<u>-</u>	<u>-</u>	<u>189,102</u>	<u>188,850</u>
CREDITORS						
Amounts falling due within one year	10	(15,018)	-	-	(15,018)	(30,535)
		<u>174,084</u>	<u>-</u>	<u>-</u>	<u>174,084</u>	<u>158,315</u>
NET CURRENT ASSETS						
		<u>372,633</u>	<u>-</u>	<u>5,000,000</u>	<u>5,372,633</u>	<u>5,317,630</u>
TOTAL ASSETS LESS CURRENT LIABILITIES						
		<u>372,633</u>	<u>-</u>	<u>5,000,000</u>	<u>5,372,633</u>	<u>5,317,630</u>
NET ASSETS						
		<u>372,633</u>	<u>-</u>	<u>5,000,000</u>	<u>5,372,633</u>	<u>5,317,630</u>
FUNDS						
Unrestricted funds	11				372,633	317,630
Endowment funds					5,000,000	5,000,000
TOTAL FUNDS						
					<u>5,372,633</u>	<u>5,317,630</u>

The financial statements were approved by the Board of Trustees and authorised for issue on 27 September 2021 and were signed on its behalf by:

Mrs P McMillan - Trustee




Mr I Goalen - Trustee

The notes form part of these financial statements

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

Financial reporting standard 102 - reduced disclosure exemptions

The charity has taken advantage of the following disclosure exemptions in preparing these financial statements, as permitted by FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland':

- the requirements of Section 7 Statement of Cash Flows;
- the requirement of paragraph 3.17(d);
- the requirements of paragraphs 11.42, 11.44, 11.45, 11.47, 11.48(a)(iii), 11.48(a)(iv), 11.48(b) and 11.48(c);
- the requirements of paragraphs 12.26, 12.27, 12.29(a), 12.29(b) and 12.29A.

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Plant and machinery	- 25% on reducing balance
Motor vehicles	- 25% on reducing balance

Land and Buildings Policy

Land - not depreciated
Buildings - not depreciated

The charity elected to use the Fair value of the buildings at the transition date to FRS 102. Where that value is not lower than the residual value, the trustees have elected not to depreciate the buildings.

Taxation

The charity is exempt from tax on its charitable activities.

Fund accounting

Endowed Funds. The Lyme Green Settlement Trust holds the property in a permanently endowed trust. This charity is linked to the Lyme Green Settlement CIO who are the corporate trustee for the original trust. As such the CIO manages the income and expenditure derived from the property in furtherance of the charitable objectives of the endowed trust which are also the objectives of the CIO.

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

LYME GREEN SETTLEMENT

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2021**

1. ACCOUNTING POLICIES - continued

Pension costs and other post-retirement benefits

The charity operates a defined contribution pension scheme. Contributions payable to the charity's pension scheme are charged to the Statement of Financial Activities in the period to which they relate.

2. INVESTMENT INCOME

	2021	2020
	£	£
Investment income	3,177	4,438
Deposit account interest	51	217
	<u>3,228</u>	<u>4,655</u>

3. RAISING FUNDS

Investment management costs

	2021	2020
	£	£
Portfolio management	<u>2,551</u>	<u>2,070</u>

4. AUDITORS' REMUNERATION

	2021	2020
	£	£
Fees payable to the charity's auditors for the audit of the charity's financial statements	2,500	2,400
Auditors' remuneration for non audit work	<u>4,578</u>	<u>3,048</u>

5. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 March 2021 nor for the year ended 31 March 2020.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 March 2021 nor for the year ended 31 March 2020.

6. STAFF COSTS

	2021	2020
	£	£
Wages and salaries	86,999	82,112
Social security costs	4,110	3,800
Other pension costs	5,438	4,175
	<u>96,547</u>	<u>90,087</u>

The average monthly number of employees during the year was as follows:

	2021	2020
Administration	1	2
Maintenance	2	2
	<u>3</u>	<u>4</u>

No employees received emoluments in excess of £60,000.

LYME GREEN SETTLEMENT

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2021**

7. TANGIBLE FIXED ASSETS

	Freehold property £	Plant and machinery £	Motor vehicles £	Totals £
COST				
At 1 April 2020 and 31 March 2021	<u>5,000,000</u>	<u>10,752</u>	<u>5,388</u>	<u>5,016,140</u>
DEPRECIATION				
At 1 April 2020	-	7,992	3,839	11,831
Charge for year	-	690	387	1,077
At 31 March 2021	<u>-</u>	<u>8,682</u>	<u>4,226</u>	<u>12,908</u>
NET BOOK VALUE				
At 31 March 2021	<u>5,000,000</u>	<u>2,070</u>	<u>1,162</u>	<u>5,003,232</u>
At 31 March 2020	<u>5,000,000</u>	<u>2,760</u>	<u>1,549</u>	<u>5,004,309</u>

The property is held by a permanently endowed trust, Lyme Green Settlement and as such is separate to Lyme Green Settlement CIO.

In accordance with FRS 102, the charity has elected to use fair values at the date of transition as the deemed cost for Freehold Land and Buildings.

The Land and Buildings were revalued on transition by a professional valuer, Hallams Chartered Surveyors, with recent experience in the location and category of property valued. The transition date valuation was based on a market valuation.

No depreciation has been charged since transfer, on the buildings, as the trustees are of the opinion that residual value is not materially lower than the fair value at that date.

The Charity Commission have confirmed that the property should not be held by the CIO and as such should not be included in the Balance Sheet of the CIO and remains under constructive trust for the original trust of The Lyme Green Settlement.

The CIO is the Corporate Trustee of the original trust and the property is therefore included in these accounts as an endowed fund.

8. FIXED ASSET INVESTMENTS

	Listed investments £
MARKET VALUE	
At 1 April 2020	155,006
Additions	81,430
Disposals	(82,974)
Revaluations	41,855
At 31 March 2021	<u>195,317</u>
NET BOOK VALUE	
At 31 March 2021	<u>195,317</u>
At 31 March 2020	<u>155,006</u>

LYME GREEN SETTLEMENT**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2021****8. FIXED ASSET INVESTMENTS - continued**

	2021	2020
UK Bonds	24,626	29,049
Overseas Bonds	3,383	-
UK Equities	50,309	43,008
North American Equities	48,692	31,224
European Equities	9,334	7,408
Japanese Equities	6,401	4,867
Asia Pacific Equities	14,030	6,426
Emerging Market Equities	3,749	2,668
Global Investments	15,660	14,210
Absolute Return	13,879	10,560
Property	5,254	5,586
	<u>195,317</u>	<u>155,006</u>

The historic cost of investments held at 31st March 2021 was £164,822 (2020 - £153,398).

9. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2021	2020
	£	£
Trade debtors	(1,228)	324
Prepayments and accrued income	7,661	6,673
	<u>6,433</u>	<u>6,997</u>

10. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2021	2020
	£	£
Trade creditors	7,451	22,558
Taxation and social security	2,412	1,843
Other creditors	5,155	6,134
	<u>15,018</u>	<u>30,535</u>

11. MOVEMENT IN FUNDS

The general fund represents the free funds of the charity which are not designated for particular purposes.

12. RELATED PARTY DISCLOSURES

In respect of the year ended 31st March 2020, there were two trustees on the board of the charity in accordance with constitutional requirement.

They represent The Order of St John who are connected by the legal constitution of Lyme Green Settlement.

As from 09/07/19 The Order of St John have decided not to nominate members in the future with the two serving Trustee representatives both resigning in July 2019 and March 2020 respectively.

In the accounts there are donations received of £240 which were given to the charity by a Trustee's family,

LYME GREEN SETTLEMENT

NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 31 MARCH 2021

13. LYME GREEN SETTLEMENT PERMANENT ENDOWED TRUST

Lyme Green Settlement charity number 209267, was the original charity set up under trust deed 1946.

It was agreed that on the 1 April 2014 all the assets and liabilities held by the original charity should be transferred to the new CIO at their market value. The transfer of those assets were treated as a donation to the new CIO. The original charity was subsequently dissolved by the Charity Commission in April 2015.

Under the current legislation CIO's cannot legally hold permanently endowed property and as such the permanently endowed property had been excluded from these accounts in 2017. This transaction is shown under exceptional items 'other' in the SOFA.

The permanently endowed property is registered to Lyme Green Settlement CIO at the land registry and is held under constructive trust for the original Lyme Green Settlement charity.

The Charity Commission have set up a scheme dated March 2018 whereby the original trust which holds the permanently endowed property was reinstated but is linked to the CIO. The CIO is the corporate trustee of that endowed fund. The property has therefore been included in these accounts again this year but separately under endowed funds and exceptional items under 'other' in the SOFA.

LYME GREEN SETTLEMENT

**DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 MARCH 2021**

	2021 £	2020 £
INCOME AND ENDOWMENTS		
Donations and legacies		
Donations and legacies	239	267
Investment income		
Investment income	3,177	4,438
Deposit account interest	51	217
	<u>3,228</u>	<u>4,655</u>
Charitable activities		
Rental income bungalows	165,549	167,281
Rental income other	40,071	47,569
Recharges	4,286	2,755
	<u>209,906</u>	<u>217,605</u>
Other income		
Other income	1	-
Polling station fees	-	1,020
	<u>1</u>	<u>1,020</u>
Total incoming resources	213,374	223,547
EXPENDITURE		
Investment management costs		
Portfolio management	2,551	2,070
Charitable activities		
Wages	86,999	82,112
Social security	4,110	3,800
Pensions	5,438	4,175
Rates and water	11,861	12,967
Insurance	8,505	8,049
Light and heat	889	1,886
Telephone	951	766
Postage and stationery	500	664
Sundries	926	1,565
Property and grounds repairs	38,641	93,746
Motor and travel	1,234	1,023
Safety clothing	990	706
Lifeline fees & clinic expense	1,297	1,486
Life assurance	60	60
Cleaning and laundry	339	1,064
Office equipment maintenance	1,171	2,069
Donations and grants given	90	520
Plant and machinery	690	920
Motor vehicles	387	516
	<u>165,078</u>	<u>218,094</u>

This page does not form part of the statutory financial statements

LYME GREEN SETTLEMENT

**DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 MARCH 2021**

	2021	2020
	£	£
Support costs		
Finance		
Bank charges	197	217
Governance costs		
Auditors' remuneration	2,500	2,400
Auditors' remuneration for non audit work	4,578	3,048
Legal fees	25,322	38,031
Subscriptions	-	172
	<u>32,400</u>	<u>43,651</u>
Total resources expended	<u>200,226</u>	<u>264,032</u>
Net income/(expenditure) before gains and losses	13,148	(40,485)
Realised recognised gains and losses		
Realised gains/(losses) on fixed asset investments	<u>41,855</u>	<u>(14,635)</u>
Net income/(expenditure)	<u><u>55,003</u></u>	<u><u>(55,120)</u></u>

This page does not form part of the statutory financial statements