

Company registration number: 10298071

Charity registration number: 1175184

# Lakeland Housing Trust

(A company limited by guarantee)

Annual Report and Financial Statements

for the Year Ended 31 December 2024

Stables Thompson & Briscoe Limited  
Chartered Accountants & Statutory Auditor  
Lowther House  
Lowther Street  
Kendal  
Cumbria  
LA9 4DX

# **Lakeland Housing Trust**

## **Contents**

Reference and Administrative Details	1
Trustees' Report	2 to 7
Independent Auditors' Report	8 to 10
Statement of Financial Activities	11
Balance Sheet	12
Notes to the Financial Statements	13 to 22

## **Lakeland Housing Trust**

### **Reference and Administrative Details**

<b>Trustees</b>	Ms Y Blamire Mr J H Law Mrs D A Hall Mr C R A Flanagan Mr J M Holmes Mr I R Bonham Mrs S M Tomlinson Mr C T S Batten Mr B R P Dobson Mrs H E Caldwell Mr S E Woodall Mrs M Johnston Mrs D R Matthews Mrs CN McKeever
<b>Charity Registration Number</b>	1175184
<b>Company Registration Number</b>	10298071
<b>Registered Office</b>	The charity is incorporated in England and Wales. c/o H&H Land & Estates Cumbria Tourism Business Centre Windermere Road Staveley LA8 9PL
<b>Auditor</b>	Stables Thompson & Briscoe Limited Chartered Accountants & Statutory Auditor Lowther House Lowther Street Kendal Cumbria LA9 4DX

## **Lakeland Housing Trust**

### **Trustees' Report**

The trustees, who are directors for the purposes of company law, present the annual report together with the financial statements and auditors' report of the charitable company for the year ended 31 December 2024.

The financial statements have been prepared in accordance with the accounting policies set out in notes to the accounts and comply with the charity's governing document, the Charities Act 2011 and Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland published in October 2019.

Formed in 1937, The Lakeland Housing Trust is a Registered Charitable Company, the operations were originally through an unincorporated Charity - No 701075 - all the assets and operations transferred on 1 January 2019 to this charitable company - Charity No 1175184.

The Trust currently owns and manages 53 properties in the central Lakeland area, all within the Lake District National Park boundary.

Tourism is an essential part of life in central Lakeland but the increasing second home and holiday let market means that house prices have increased at a rate that makes it very difficult for local people to buy or rent a home. As a consequence, the sense of 'local community' is being lost.

#### **Objectives and activities**

##### ***Objects and aims***

The Lakeland Housing Trust provides rented homes for local people who cannot afford to buy or long-term rent accommodation at current market prices. Our affordable rents have resulted in several of our tenants being able to save for deposits and subsequently buy their own home.

Vacancies are advertised in the local press and priority consideration is given on the basis of need, to local people working or retired in the area or who have strong local family connections. Current properties are situated mainly in the Ambleside, Coniston, Hawkshead and Troutbeck areas.

##### ***Fundraising disclosures***

The charity does not carry out significant fundraising activities. However, a recent focus on media and marketing activities has led to financial donations and offers to sell homes at significantly below market value.

##### ***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.

##### ***Use of volunteers***

The trustees are all volunteers and provide essential advice and practical support in the running of the Trust.

#### **Achievements and performance**

Perhaps the greatest achievement of this 87 year-old charity is that it continues to offer the very service it was founded for - namely the provision of housing at a subsidised rate for local people in the Central/South Lakes area. The need for such housing is even more acute than it was in 1937 and we're pleased to report that our stock of 53 properties will be increasing to 54 with work having begun on a new-build cottage alongside our existing properties in Skelwith Bridge.

## Lakeland Housing Trust

### Trustees' Report

We continue to upgrade our properties to achieve an EPC 'C' rating (or better) as they are vacated and will continue that work in 2025. Other notable improvements to our properties that were completed in the year include:

*Grandy Nook (Kendal)* - external works were finished and all 6 apartments are now occupied. It was not possible to proceed with building redevelopment plans for the small bungalow in the grounds however plans are progressing to lease it to a local craftsman.

*Neaum Hurst Cottages (Skelwith)* - Nos. 3 and 4 have been completely refurbished and are now let.

*Sidey Bank (Troutbeck)* - reroofing and a new front door.

*5 Fitz Steps (Little Langdale)* - completely refurbished and now let.

*High Greengate (Near Sawrey)* - major refurbishment following extensive internal water damage. These works began during the year and will be completed in 2025.

All of the above is overseen by the Building Group, led by John Holmes and assisted by Stuart Woodall and other voluntary board members. Their work is invaluable and much appreciated.

Equally important is the work undertaken by the Rents and Tenancies Committee, led by Susan Tomlinson and assisted by other voluntary board members. Seven tenancies began in the year with only one of our properties (High Greengate) remaining vacant as described above. Each new tenancy is widely advertised with the Committee receiving a considerable volume of eligible applications on each occasion. Great care is taken to select candidates for interview, undertake background checks and offer properties to the most deserving tenants. The ongoing work of the committee, including overseeing biennial inspections of all our properties, is much appreciated.

Finally, we are pleased to report that a number of donations were received by the Trust during the year - we remain grateful for each and every one as it helps us to continually upgrade our properties. Of particular note, however, was a £750,000 legacy received during the year (with a final settlement due in 2025) which will enable us to add to our property portfolio. This very generous gift is to remain anonymous at the time of writing.

#### Financial review

The Trust received income of £1,158,819 in the year (2023 - £471,702) the increase mainly due to an increase of £631,565 in donations and legacies. Rental income was £21,395 higher reflecting the increase in the number of properties to rent.

Running expenses were also higher than last year at £325,385 (2023 - £255,956). Part of this increase related to contracted for repairs and improvements at Green Gate Cottage following flood damage which was completed after the end of the year and was partially covered by insurance.

The housing development costs capitalised were £364,468 in the year compared to £752,268 last year.

The net surplus transferred to funds was £833,434 (2023 - £215,746).

## **Lakeland Housing Trust**

### **Trustees' Report**

#### ***Policy on reserves***

It is the policy of the Trust to maintain unrestricted funds at a level which equates to approximately six months unrestricted expenditure. This provides sufficient funds to cover management and administration costs and to respond to emergency capital expenditure which can arise from time to time.

Free reserves at the year end were £535,665 (2023 - £65,391). This is equivalent to 20 months running costs and is largely due to the generous legacy received during the year.

The Finance Group regularly reviews the financial position of the Trust - ensuring that there are sufficient funds to cover current and planned future expenditure, whilst also ensuring that there is sufficient surplus for the repayment of its borrowings.

Further information in relation to anticipated financial issues is detailed under 'Future Plans'.

#### ***Principal funding sources***

The principal funding sources for the charity are the rentals obtained from the properties and legacies.

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

##### ***Nature of governing document***

The charity is controlled by its governing document, a deed of trust, and constitutes a limited company, limited by guarantee, as defined by the Companies Act 2006.

##### ***Recruitment and appointment of trustees***

New trustees are nominated and appointed by the existing trustees.

##### ***Induction and training of trustees***

New trustees are selected based on their skills and knowledge of our local communities, ensuring that the Trust always has trustees with experience in financial and property management. New trustees are provided with copies of previous Board meeting minutes, information about the Trust, its properties, its tenants and the community needs within the Central Lakes area.

## **Lakeland Housing Trust**

### **Trustees' Report**

#### ***Organisational structure***

The trust is managed locally by Trustees who have lived in the area for most of their lives and who give their services voluntarily. They have a deep commitment to the preservation and prosperity of integrated local communities and value the traditional vernacular architecture of the Lake District. All improvements are carried out sympathetically.

All the Trustees continue to give a great deal of advice and practical assistance in the running of the Trust.

The day-to-day administration of the Trust transferred from Ingalls Accountants, Kendal to H&H Land & Estates, Kendal in June 2019. This change was necessary due to the current and anticipated future growth of the Trust. The relevant experience and expertise of H&H Land and Estates staff has ensured that the Trust continues to be managed effectively.

The Trust's Buildings Group oversees the maintenance of the properties and plans for future works, ensuring compliance with relevant legislation. Trustee, John Holmes, has ably led the Group, supported by a local architect, Stuart Woodhall, who manages some of the larger projects on behalf of the Trust. Charles Flanagan, my predecessor, has also provided invaluable support.

The Trust's Rents and Tenancy Group is responsible for setting rents, selecting new tenants, undertaking rent review visits and ensuring compliance with legislation. Trustee, Sue Tomlinson has ably led this Group.

The Finance Group is responsible for monitoring and reviewing the financial health of the Trust. Our new trustee, James Law, who has his own accountancy business, has provided excellent support and advice and worked effectively with H&H Client Account Manager, Karen Philipson

The Trust's solicitors, Temple Heelis have continued to provide essential legal advice.

# **Lakeland Housing Trust**

## **Trustees' Report**

### ***Major risks and management of those risks***

#### ***Risk management***

#### **Risk management**

The trustees have a duty to identify and review the risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error.

Finances are managed by the finance officer at H&H Land and Estates, Kendal and overseen by the Lakeland Housing Trust Board of Trustees. Specific oversight responsibility sits with a trustee who is a chartered accountant. A 5-year financial plan is in place that is regularly monitored, ensuring that any unforeseen costs are catered for and that additional planned expenditure is affordable and carefully managed.

#### **Conclusion**

The need for affordable housing is as acute today as it was when The Lakeland Housing Trust was founded in 1937 (as the Lake Country Cottage Society). The Trust is committed to continuing to offer low cost rented housing - helping to keep villages alive and allowing local people to live and work in the heart of the Lake District. The Trust welcomes the excellent support of the Westmorland & Furness Council and the Lake District National Park Authority.

I am grateful for the support of fellow trustees and staff at H&H Land and Estates, Kendal.

#### **Financial instruments**

### ***Objectives and policies***

The charity's activities expose it to a limited number of financial risks including cash flow risk, credit risk and liquidity risk. The charity does not use derivative financial instruments.

#### ***Cash flow risk***

Underlying annual expenditure is covered by rental income from let properties with extraordinary capital expenditure generally funded from a modest annual surplus, donations and/or bank loans when required. Interest bearing assets and liabilities are held at a fixed rate to ensure certainty of cashflow. The charity's cash flow is monitored regularly by the Finance Group and at Trustee Board meetings.

#### ***Credit risk***

The charity's principal financial assets are the properties it owns, fixed term savings accounts and bank balances. The credit risk on liquid funds is limited because the counterparties are banks with high credit ratings. The charity has no significant concentration of credit risk, with exposure spread over a number of counterparties.

#### ***Liquidity risk***

In order to ensure that sufficient funds are available for ongoing operations and future developments, the charity uses a mixture of rental income, short term cash investments and long term debt finance. The charity is also fortunate to receive occasional cash donations and legacy income. Further details regarding liquidity risk can be found in Note 2 of the Financial Statements.



## **Lakeland Housing Trust**

### **Trustees' Report**

#### **Statement of trustees' responsibilities**

The trustees (who are also the directors of Lakeland Housing Trust for the purposes of company law) are responsible for preparing the trustees' report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland". The report and accounts have been prepared in accordance with the provisions in the Companies Act 2006 relating to small companies.

Company law requires the trustees to prepare financial statements for each financial year. Under company law the trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including its income and expenditure, of the charitable company for that period. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and 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, comprising FRS 102 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 charitable company will continue in business.

The trustees are responsible for keeping proper accounting records that can disclose with reasonable accuracy at any time the financial position of the charitable company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

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.


#### **Disclosure of information to auditor**

Each trustee has taken steps that they ought to have taken as a trustee in order to make themselves aware of any relevant audit information and to establish that the charity's auditor is aware of that information. The trustees confirm that there is no relevant information that they know of and of which they know the auditor is unaware.

#### **Small companies provision statement**

This report has been prepared in accordance with the small companies regime under the Companies Act 2006.

The annual report was approved by the trustees of the charity on 28 April 2025 and signed on its behalf by:



.....  
Mr C T S Batten  
Trustee

## **Lakeland Housing Trust**

### **Independent Auditor's Report to the Members of Lakeland Housing Trust**

#### **Opinion**

We have audited the financial statements of Lakeland Housing Trust (the 'charity') for the year ended 31 December 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 December 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 Companies Act 2006.

#### **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 the provisions available for small entities, in the circumstances set out in note to the financial statements, 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.

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.

## **Lakeland Housing Trust**

### **Independent Auditor's Report to the Members of Lakeland Housing Trust**

#### **Opinion on other matter prescribed by the Companies Act 2006**

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Trustees' Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Trustees' Report has been prepared in accordance with applicable legal requirements.

#### **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 Companies Act 2006 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 7), 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:

## **Lakeland Housing Trust**

### **Independent Auditor's Report to the Members of Lakeland Housing Trust**

We identified areas of laws and regulations that could reasonably be expected to have a material effect on the financial statements from our experience and from discussions with management. We reviewed any related correspondence and records of trustee meetings to assess compliance with laws and regulations and discussed the current position with management. We ensured the audit team were alert for any indications of non-compliance throughout the audit work.

The charitable company is managed by a management company which reduces the risk of fraud. We assessed the management company's policies and procedures on fraud risks. No instances of actual, suspected or alleged fraud were identified by us or the managing company in the year.

Owing to the inherent limitations of an audit, there is an unavoidable risk that we may not have detected some material misstatements in the financial statements, even though we have properly planned and performed our audit in accordance with auditing standards. For example, the further removed non-compliance with laws and regulations (irregularities) is from the events and transactions reflected in the financial statements, the less likely the inherently limited procedures required by auditing standards would identify it. In addition, as with any audit, there remained a higher risk of nondetection of irregularities, as these may involve collusion, forgery, intentional omissions, misrepresentations or the override of controls. We are not responsible for preventing non-compliance and cannot be expected to detect compliance with all laws and regulations.

#### **Use of our report**

This report is made solely to the charitable company's trustees, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. 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 charitable company and its trustees as a body, for our audit work, for this report, or for the opinions we have formed.



.....  
H M Holmes BSc FCA (Senior Statutory Auditor)

For and on behalf of Stables Thompson & Briscoe Limited, Statutory Auditor

Lowther House  
Lowther Street  
Kendal  
Cumbria  
LA9 4DX

Date: 27 May 2020

## Lakeland Housing Trust

### Statement of Financial Activities for the Year Ended 31 December 2024 (Including Income and Expenditure Account and Statement of Total Recognised Gains and Losses)

	Note	Unrestricted funds £	Total 2024 £	Total 2023 £
<b>Income and Endowments from:</b>				
Donations and legacies	3	755,669	755,669	124,104
Charitable activities	4	281,988	281,988	260,593
Investment income	5	17,832	17,832	16,405
Other income	6	103,330	103,330	70,600
Total income		<u>1,158,819</u>	<u>1,158,819</u>	<u>471,702</u>
<b>Expenditure on:</b>				
Raising funds	7	(10,452)	(10,452)	(6,477)
Charitable activities	8	(314,933)	(314,933)	(249,479)
Total expenditure		<u>(325,385)</u>	<u>(325,385)</u>	<u>(255,956)</u>
Net income		<u>833,434</u>	<u>833,434</u>	<u>215,746</u>
Net movement in funds		833,434	833,434	215,746
<b>Reconciliation of funds</b>				
Total funds brought forward		<u>6,673,984</u>	<u>6,673,984</u>	<u>6,458,237</u>
Total funds carried forward	19	<u>7,507,418</u>	<u>7,507,418</u>	<u>6,673,983</u>

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

The funds breakdown for 2023 is shown in note 19.

**Lakeland Housing Trust**  
**(Registration number: 10298071)**  
**Balance Sheet as at 31 December 2024**

	Note	2024 £	2023 £
<b>Fixed assets</b>			
Tangible assets	14	6,971,753	6,608,053
<b>Current assets</b>			
Debtors	15	63,356	8,912
Cash at bank and in hand	16	<u>864,148</u>	<u>800,132</u>
		927,504	809,044
<b>Creditors: Amounts falling due within one year</b>	17	<u>(193,151)</u>	<u>(35,291)</u>
<b>Net current assets</b>		<u>734,353</u>	<u>773,753</u>
<b>Total assets less current liabilities</b>		7,706,106	7,381,806
<b>Creditors: Amounts falling due after more than one year</b>	18	<u>(198,688)</u>	<u>(707,823)</u>
<b>Net assets</b>		<u>7,507,418</u>	<u>6,673,983</u>
<b>Funds of the charity:</b>			
<b>Unrestricted income funds</b>			
Unrestricted funds		<u>7,507,418</u>	<u>6,673,983</u>
<b>Total funds</b>	19	<u>7,507,418</u>	<u>6,673,983</u>

These financial statements have been prepared in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006.

The financial statements on pages 11 to 22 were approved by the trustees, and authorised for issue on 28 April 2025 and signed on their behalf by:

  
.....  
Mr C T S Batten  
Trustee

## **Lakeland Housing Trust**

### **Notes to the Financial Statements for the Year Ended 31 December 2024**

#### **1 Charity status**

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

The address of its registered office is:

c/o H&H Land & Estates  
Cumbria Tourism Business Centre  
Windermere Road  
Staveley  
LA8 9PL

These financial statements were authorised for issue by the trustees on 28 April 2025.

#### **2 Accounting policies**

##### **Summary of significant accounting policies and key accounting estimates**

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

##### **Statement of compliance**

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice (applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)) (issued in October 2019) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

##### **Basis of preparation**

Lakeland Housing Trust meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy notes.

The financial statements are prepared in sterling which is the functional currency of the charity and rounded to the nearest £.

##### **Going concern**

The trustees consider that there are no material uncertainties about the charity's ability to continue as a going concern nor any significant areas of uncertainty that affect the carrying value of assets held by the charity.

##### **Income and endowments**

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

## **Lakeland Housing Trust**

### **Notes to the Financial Statements for the Year Ended 31 December 2024**

#### ***Donations and legacies***

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

Legacy gifts are recognised on a case by case basis following the grant of probate when the administrator/executor for the estate has communicated in writing both the amount and settlement date. In the event that the gift is in the form of an asset other than cash or a financial asset traded on a recognised stock exchange, recognition is subject to the value of the gift being reliably measurable with a degree of reasonable accuracy and the title to the asset having been transferred to the charity.

#### ***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.

Refurbishment and upgrading costs to existing properties are capitalised and shown as additions to freehold properties. General repairs and maintenance costs are expensed.

#### ***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.

#### ***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.



## **Lakeland Housing Trust**

### **Notes to the Financial Statements for the Year Ended 31 December 2024**

#### **Tangible fixed assets**

Individual fixed assets costing £1,000.00 or more are initially recorded at cost, less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

Freehold property is held at cost of purchase or value at the date of gifting and the cost of any improvements. No depreciation is provided on Freehold property as, in the trustees opinion, the market value of the properties is in excess of the net book value and as such any depreciation would not be material.

#### **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:

<b>Asset class</b>	<b>Depreciation method and rate</b>
Freehold land and buildings	Not depreciated
Plant and machinery	Straight line over 20 years

#### **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 charity does not have an unconditional right, at the end of the reporting period, to defer settlement of the creditor for at least twelve months after the reporting date. If there is an unconditional right to defer settlement for at least twelve months after the reporting date, they are presented as non-current liabilities.

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

## **Lakeland Housing Trust**

### **Notes to the Financial Statements for the Year Ended 31 December 2024**

#### **Borrowings**

Interest-bearing borrowings are initially recorded at fair value, net of transaction costs. Interest-bearing borrowings are subsequently carried at amortised cost, with the difference between the proceeds, net of transaction costs, and the amount due on redemption being recognised as a charge to the Statement of Financial Activities over the period of the relevant borrowing.

Interest expense is recognised on the basis of the effective interest method and is included in interest payable and similar charges.

Borrowings are classified as current liabilities unless the charity has an unconditional right to defer settlement of the liability for at least twelve months after the reporting date.

#### **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.

#### **Financial instruments**

##### ***Classification***

Financial assets and financial liabilities are recognised when the charity becomes a party to the contractual provisions of the instrument.

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the charity after deducting all of its liabilities.

##### ***Recognition and measurement***

All financial assets and liabilities are initially measured at transaction price (including transaction costs), except for those financial assets classified as at fair value through profit or loss, which are initially measured at fair value (which is normally the transaction price excluding transaction costs), unless the arrangement constitutes a financing transaction. If an arrangement constitutes a financing transaction, the financial asset or financial liability is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Financial assets and liabilities are only offset in the statement of financial position when, and only when there exists a legally enforceable right to set off the recognised amounts and the charity intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

Financial assets are derecognised when and only when a) the contractual rights to the cash flows from the financial asset expire or are settled, b) the charity transfers to another party substantially all of the risks and rewards of ownership of the financial asset, or c) the charity, despite having retained some, but not all, significant risks and rewards of ownership, has transferred control of the asset to another party.

Financial liabilities are derecognised only when the obligation specified in the contract is discharged, cancelled or expires.

## Lakeland Housing Trust

### Notes to the Financial Statements for the Year Ended 31 December 2024

#### 3 Income from donations and legacies

	Unrestricted funds General £	Total 2024 £	Total 2023 £
Donations and legacies;			
Donations from individuals	5,669	5,669	1,664
Legacies	<u>750,000</u>	<u>750,000</u>	<u>122,440</u>
	<u>755,669</u>	<u>755,669</u>	<u>124,104</u>

#### 4 Income from charitable activities

	Unrestricted funds General £	Total funds £
Property rentals	<u>281,988</u>	<u>281,988</u>
<b>Total for 2024</b>	<u>281,988</u>	<u>281,988</u>
<b>Total for 2023</b>	<u>260,593</u>	<u>260,593</u>

#### 5 Investment income

	Unrestricted funds General £	Total funds £
Interest receivable and similar income;		
Interest receivable on bank deposits	<u>17,832</u>	<u>17,832</u>
<b>Total for 2024</b>	<u>17,832</u>	<u>17,832</u>
<b>Total for 2023</b>	<u>16,405</u>	<u>16,405</u>

#### 6 Other income

	Unrestricted funds General £	Total 2024 £	Total 2023 £
Gains on sale of tangible fixed assets for charity's own use	-	-	70,600
Insurance proceeds	<u>103,330</u>	<u>103,330</u>	-
	<u>103,330</u>	<u>103,330</u>	<u>70,600</u>

## Lakeland Housing Trust

### Notes to the Financial Statements for the Year Ended 31 December 2024

#### 7 Expenditure on raising funds

##### a) Costs of generating donations and legacies

	Note	Unrestricted funds General £	Total funds £
Marketing and publicity		10,452	10,452
<b>Total for 2024</b>		<b>10,452</b>	<b>10,452</b>
<b>Total for 2023</b>		<b>6,477</b>	<b>6,477</b>
			<b>Total costs £</b>

#### 8 Expenditure on charitable activities

	Note	Unrestricted funds General £	Total 2024 £	Total 2023 £
Property rentals		193,990	193,990	144,395
Local occupancy project		-	-	502
Finance costs		54,633	54,633	47,903
Depreciation, amortisation and other similar costs		767	767	767
Governance costs	9	65,543	65,543	55,912
		<b>314,933</b>	<b>314,933</b>	<b>249,479</b>

## Lakeland Housing Trust

### Notes to the Financial Statements for the Year Ended 31 December 2024

#### 9 Analysis of governance and support costs

##### Governance costs

	Unrestricted funds General £	Total 2024 £	Total 2023 £
Audit fees			
Audit of the financial statements	5,642	5,642	5,563
Trustees remuneration and expenses	859	859	1,267
Legal fees	634	634	13
Cost of trustee meetings	-	-	585
Management fees	57,847	57,847	47,888
Trustees' liability insurance	561	561	596
	65,543	65,543	55,912

Trustee expenses includes a gift to a trustee on retirement of £119.

#### 10 Net incoming/outgoing resources

Net incoming resources for the year include:

	2024 £	2023 £
Audit fees	5,642	5,563
Profit on disposal of tangible fixed assets	-	(70,600)
Depreciation of fixed assets	767	767

#### 11 Trustees remuneration and expenses

During the year the charity made the following transactions with trustees:

##### Mr M Tillyer

£268 (2023: £791) of expenses were reimbursed to Mr M Tillyer during the year.

##### Mr J M Holmes

£395 (2023: £476) of expenses were reimbursed to Mr J M Holmes during the year.

##### Mr C R A Flanagan

£77 (2023: £Nil) of expenses were reimbursed to Mr C R A Flanagan during the year.

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

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

## Lakeland Housing Trust

### Notes to the Financial Statements for the Year Ended 31 December 2024

#### 12 Auditors' remuneration

	2024 £	2023 £
Audit of the financial statements	<u>5,642</u>	<u>5,563</u>

#### 13 Taxation

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

#### 14 Tangible fixed assets

	Land and buildings £	Furniture and equipment £	Total £
<b>Cost</b>			
At 1 January 2024	6,593,489	15,331	6,608,820
Additions	<u>364,467</u>	<u>-</u>	<u>364,467</u>
At 31 December 2024	<u>6,957,956</u>	<u>15,331</u>	<u>6,973,287</u>
<b>Depreciation</b>			
At 1 January 2024	-	767	767
Charge for the year	<u>-</u>	<u>767</u>	<u>767</u>
At 31 December 2024	<u>-</u>	<u>1,534</u>	<u>1,534</u>
<b>Net book value</b>			
At 31 December 2024	<u>6,957,956</u>	<u>13,797</u>	<u>6,971,753</u>
At 31 December 2023	<u>6,593,489</u>	<u>14,564</u>	<u>6,608,053</u>

#### 15 Debtors

	2024 £	2023 £
Trade debtors	4,988	3,575
Prepayments	7,088	5,337
Other debtors	<u>51,280</u>	<u>-</u>
	<u>63,356</u>	<u>8,912</u>

#### 16 Cash and cash equivalents

	2024 £	2023 £
Cash at bank	76,914	10,873
Short-term deposits	<u>787,234</u>	<u>789,259</u>
	<u>864,148</u>	<u>800,132</u>

## Lakeland Housing Trust

### Notes to the Financial Statements for the Year Ended 31 December 2024

#### 17 Creditors: amounts falling due within one year

	2024 £	2023 £
Bank loans	7,536	16,000
Trade creditors	176,159	10,291
Accruals	9,456	9,000
	<u>193,151</u>	<u>35,291</u>

Creditors due within one year includes the following liabilities, on which security has been given by the charity:

	2024 £	2023 £
Bank loan	<u>7,536</u>	<u>16,000</u>

#### 18 Creditors: amounts falling due after one year

	2024 £	2023 £
Bank loans	<u>198,688</u>	<u>707,823</u>

Creditors amounts falling due after more than one year includes the following liabilities, on which security has been given by the charity:

	2024 £	2023 £
Bank loan	<u>198,688</u>	<u>707,823</u>

Included in the creditors are the following amounts due after more than five years:

	2024 £	2023 £
After more than five years by instalments	<u>168,544</u>	<u>633,823</u>

#### Borrowings due after five years

The bank loan is secured on seven of the properties owned by the Trust. The loan is limited to £750,000 of which £750,000 was drawn down by the year end. The loan is to be repaid over 264 months from 8 March 2022 with interest charged at 2.5% pa over the Bank of England base rate with a minimum interest rate of 2.5%pa. The first 24 months were on an interest only basis.

#### 19 Funds

	Balance at 1 January 2024 £	Incoming resources £	Resources expended £	Balance at 31 December 2024 £
<b>Unrestricted funds</b>				
General	<u>6,673,984</u>	<u>1,158,819</u>	<u>(325,385)</u>	<u>7,507,418</u>

## Lakeland Housing Trust

### Notes to the Financial Statements for the Year Ended 31 December 2024

	Balance at 1 January 2023 £	Incoming resources £	Resources expended £	Balance at 31 December 2023 £
<b>Unrestricted funds</b>				
General	<u>6,458,237</u>	<u>471,702</u>	<u>(255,956)</u>	<u>6,673,983</u>

#### 20 Analysis of net assets between funds

	Unrestricted funds General £	Total funds at 31 December 2024 £
Tangible fixed assets	6,971,753	6,971,753
Current assets	927,504	927,504
Current liabilities	(193,151)	(193,151)
Creditors over 1 year	<u>(198,688)</u>	<u>(198,688)</u>
Total net assets	<u>7,507,418</u>	<u>7,507,418</u>
	Unrestricted funds General £	Total funds at 31 December 2023 £
Tangible fixed assets	6,608,053	6,608,053
Current assets	809,044	809,044
Current liabilities	(35,291)	(35,291)
Creditors over 1 year	<u>(707,823)</u>	<u>(707,823)</u>
Total net assets	<u>6,673,983</u>	<u>6,673,983</u>

#### 21 Related party transactions

During the year the charity made the following related party transactions:

##### **S Woodall**

S Woodall is a trustee and also does work for the charity under the name of Green Swallow.

S Woodall does the work under the name of his company Green Swallow. He contributes a great deal of time voluntarily to the work of the charity and only charges for specific and necessary work projects. The amounts involved were £1,200 in 2024 and £2,920 in 2023.. At the balance sheet date the amount due to/from S Woodall was £Nil (2023 - £Nil).



## Lakeland Housing Trust

### Detailed Statement of Financial Activities for the Year Ended 31 December 2024

	Total 2024 £	Total 2023 £
<b>Income and Endowments from:</b>		
Donations and legacies (analysed below)	755,669	124,104
Charitable activities (analysed below)	281,988	260,593
Investment income (analysed below)	17,832	16,405
Other income (analysed below)	<u>103,330</u>	<u>70,600</u>
Total income	<u>1,158,819</u>	<u>471,702</u>
<b>Expenditure on:</b>		
Raising funds (analysed below)	(10,452)	(6,477)
Charitable activities (analysed below)	<u>(314,933)</u>	<u>(249,479)</u>
Total expenditure	<u>(325,385)</u>	<u>(255,956)</u>
Net income	<u>833,434</u>	<u>215,746</u>
Net movement in funds	833,434	215,746
<b>Reconciliation of funds</b>		
Total funds brought forward	<u>6,673,984</u>	<u>6,458,237</u>
Total funds carried forward	<u><u>7,507,418</u></u>	<u><u>6,673,983</u></u>

## Lakeland Housing Trust

### Detailed Statement of Financial Activities for the Year Ended 31 December 2024

	Total 2024 £	Total 2023 £
<b><i>Donations and legacies</i></b>		
Legacies and bequests	750,000	122,440
Appeals and donations	5,669	1,664
	<u>755,669</u>	<u>124,104</u>
<b><i>Charitable activities</i></b>		
Letting of non-investment property in furtherance of the charity's objects	281,988	260,593
	<u>281,988</u>	<u>260,593</u>
<b><i>Investment income</i></b>		
Interest on cash deposits	17,832	16,405
	<u>17,832</u>	<u>16,405</u>
<b><i>Other income</i></b>		
Gains on sale of tangible fixed assets for charity's own use	-	70,600
Other income	103,330	-
	<u>103,330</u>	<u>70,600</u>
<b><i>Raising funds</i></b>		
Advertising	(10,452)	(6,477)
	<u>(10,452)</u>	<u>(6,477)</u>
<b><i>Charitable activities</i></b>		
Rates and property expenses	(10,052)	(7,046)
Local occupancy project	-	(502)
Insurance	(19,729)	(14,717)
Repairs and maintenance	(158,171)	(117,677)
Legal and professional fees (property)	(6,038)	(4,955)
Bank charges	(181)	(226)
Loan interest	(54,452)	(47,677)
Depreciation of plant and machinery	(767)	(767)
The audit of the charity's annual accounts	(5,642)	(5,563)
Trustee expenses	(859)	(1,267)
Cost of trustee meetings	-	(585)
Management fees	(57,847)	(47,888)
Trustees' liability insurance	(561)	(596)
Legal and professional fees	(634)	(13)
	<u>(314,933)</u>	<u>(249,479)</u>

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

Company registration number: 10298071

Charity registration number: 1175184

# Lakeland Housing Trust

(A company limited by guarantee)

Annual Report and Financial Statements

for the Year Ended 31 December 2024

Stables Thompson & Briscoe Limited  
Chartered Accountants & Statutory Auditor  
Lowther House  
Lowther Street  
Kendal  
Cumbria  
LA9 4DX

# **Lakeland Housing Trust**

## **Contents**

Reference and Administrative Details	1
Trustees' Report	2 to 7
Independent Auditors' Report	8 to 10
Statement of Financial Activities	11
Balance Sheet	12
Notes to the Financial Statements	13 to 22

## **Lakeland Housing Trust**

### **Reference and Administrative Details**

<b>Trustees</b>	Ms Y Blamire Mr J H Law Mrs D A Hall Mr C R A Flanagan Mr J M Holmes Mr I R Bonham Mrs S M Tomlinson Mr C T S Batten Mr B R P Dobson Mrs H E Caldwell Mr S E Woodall Mrs M Johnston Mrs D R Matthews Mrs CN McKeever
<b>Charity Registration Number</b>	1175184
<b>Company Registration Number</b>	10298071
<b>Registered Office</b>	The charity is incorporated in England and Wales. c/o H&H Land & Estates Cumbria Tourism Business Centre Windermere Road Staveley LA8 9PL
<b>Auditor</b>	Stables Thompson & Briscoe Limited Chartered Accountants & Statutory Auditor Lowther House Lowther Street Kendal Cumbria LA9 4DX

## **Lakeland Housing Trust**

### **Trustees' Report**

The trustees, who are directors for the purposes of company law, present the annual report together with the financial statements and auditors' report of the charitable company for the year ended 31 December 2024.

The financial statements have been prepared in accordance with the accounting policies set out in notes to the accounts and comply with the charity's governing document, the Charities Act 2011 and Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland published in October 2019.

Formed in 1937, The Lakeland Housing Trust is a Registered Charitable Company, the operations were originally through an unincorporated Charity - No 701075 - all the assets and operations transferred on 1 January 2019 to this charitable company - Charity No 1175184.

The Trust currently owns and manages 53 properties in the central Lakeland area, all within the Lake District National Park boundary.

Tourism is an essential part of life in central Lakeland but the increasing second home and holiday let market means that house prices have increased at a rate that makes it very difficult for local people to buy or rent a home. As a consequence, the sense of 'local community' is being lost.

#### **Objectives and activities**

##### ***Objects and aims***

The Lakeland Housing Trust provides rented homes for local people who cannot afford to buy or long-term rent accommodation at current market prices. Our affordable rents have resulted in several of our tenants being able to save for deposits and subsequently buy their own home.

Vacancies are advertised in the local press and priority consideration is given on the basis of need, to local people working or retired in the area or who have strong local family connections. Current properties are situated mainly in the Ambleside, Coniston, Hawkshead and Troutbeck areas.

##### ***Fundraising disclosures***

The charity does not carry out significant fundraising activities. However, a recent focus on media and marketing activities has led to financial donations and offers to sell homes at significantly below market value.

##### ***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.

##### ***Use of volunteers***

The trustees are all volunteers and provide essential advice and practical support in the running of the Trust.

#### **Achievements and performance**

Perhaps the greatest achievement of this 87 year-old charity is that it continues to offer the very service it was founded for - namely the provision of housing at a subsidised rate for local people in the Central/South Lakes area. The need for such housing is even more acute than it was in 1937 and we're pleased to report that our stock of 53 properties will be increasing to 54 with work having begun on a new-build cottage alongside our existing properties in Skelwith Bridge.

## Lakeland Housing Trust

### Trustees' Report

We continue to upgrade our properties to achieve an EPC 'C' rating (or better) as they are vacated and will continue that work in 2025. Other notable improvements to our properties that were completed in the year include:

*Grandy Nook (Kendal)* - external works were finished and all 6 apartments are now occupied. It was not possible to proceed with building redevelopment plans for the small bungalow in the grounds however plans are progressing to lease it to a local craftsman.

*Neaum Hurst Cottages (Skelwith)* - Nos. 3 and 4 have been completely refurbished and are now let.

*Sidey Bank (Troutbeck)* - reroofing and a new front door.

*5 Fitz Steps (Little Langdale)* - completely refurbished and now let.

*High Greengate (Near Sawrey)* - major refurbishment following extensive internal water damage. These works began during the year and will be completed in 2025.

All of the above is overseen by the Building Group, led by John Holmes and assisted by Stuart Woodall and other voluntary board members. Their work is invaluable and much appreciated.

Equally important is the work undertaken by the Rents and Tenancies Committee, led by Susan Tomlinson and assisted by other voluntary board members. Seven tenancies began in the year with only one of our properties (High Greengate) remaining vacant as described above. Each new tenancy is widely advertised with the Committee receiving a considerable volume of eligible applications on each occasion. Great care is taken to select candidates for interview, undertake background checks and offer properties to the most deserving tenants. The ongoing work of the committee, including overseeing biennial inspections of all our properties, is much appreciated.

Finally, we are pleased to report that a number of donations were received by the Trust during the year - we remain grateful for each and every one as it helps us to continually upgrade our properties. Of particular note, however, was a £750,000 legacy received during the year (with a final settlement due in 2025) which will enable us to add to our property portfolio. This very generous gift is to remain anonymous at the time of writing.

#### Financial review

The Trust received income of £1,158,819 in the year (2023 - £471,702) the increase mainly due to an increase of £631,565 in donations and legacies. Rental income was £21,395 higher reflecting the increase in the number of properties to rent.

Running expenses were also higher than last year at £325,385 (2023 - £255,956). Part of this increase related to contracted for repairs and improvements at Green Gate Cottage following flood damage which was completed after the end of the year and was partially covered by insurance.

The housing development costs capitalised were £364,468 in the year compared to £752,268 last year.

The net surplus transferred to funds was £833,434 (2023 - £215,746).

## **Lakeland Housing Trust**

### **Trustees' Report**

#### ***Policy on reserves***

It is the policy of the Trust to maintain unrestricted funds at a level which equates to approximately six months unrestricted expenditure. This provides sufficient funds to cover management and administration costs and to respond to emergency capital expenditure which can arise from time to time.

Free reserves at the year end were £535,665 (2023 - £65,391). This is equivalent to 20 months running costs and is largely due to the generous legacy received during the year.

The Finance Group regularly reviews the financial position of the Trust - ensuring that there are sufficient funds to cover current and planned future expenditure, whilst also ensuring that there is sufficient surplus for the repayment of its borrowings.

Further information in relation to anticipated financial issues is detailed under 'Future Plans'.

#### ***Principal funding sources***

The principal funding sources for the charity are the rentals obtained from the properties and legacies.

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

##### ***Nature of governing document***

The charity is controlled by its governing document, a deed of trust, and constitutes a limited company, limited by guarantee, as defined by the Companies Act 2006.

##### ***Recruitment and appointment of trustees***

New trustees are nominated and appointed by the existing trustees.

##### ***Induction and training of trustees***

New trustees are selected based on their skills and knowledge of our local communities, ensuring that the Trust always has trustees with experience in financial and property management. New trustees are provided with copies of previous Board meeting minutes, information about the Trust, its properties, its tenants and the community needs within the Central Lakes area.



## **Lakeland Housing Trust**

### **Trustees' Report**

#### ***Organisational structure***

The trust is managed locally by Trustees who have lived in the area for most of their lives and who give their services voluntarily. They have a deep commitment to the preservation and prosperity of integrated local communities and value the traditional vernacular architecture of the Lake District. All improvements are carried out sympathetically.

All the Trustees continue to give a great deal of advice and practical assistance in the running of the Trust.

The day-to-day administration of the Trust transferred from Ingalls Accountants, Kendal to H&H Land & Estates, Kendal in June 2019. This change was necessary due to the current and anticipated future growth of the Trust. The relevant experience and expertise of H&H Land and Estates staff has ensured that the Trust continues to be managed effectively.

The Trust's Buildings Group oversees the maintenance of the properties and plans for future works, ensuring compliance with relevant legislation. Trustee, John Holmes, has ably led the Group, supported by a local architect, Stuart Woodhall, who manages some of the larger projects on behalf of the Trust. Charles Flanagan, my predecessor, has also provided invaluable support.

The Trust's Rents and Tenancy Group is responsible for setting rents, selecting new tenants, undertaking rent review visits and ensuring compliance with legislation. Trustee, Sue Tomlinson has ably led this Group.

The Finance Group is responsible for monitoring and reviewing the financial health of the Trust. Our new trustee, James Law, who has his own accountancy business, has provided excellent support and advice and worked effectively with H&H Client Account Manager, Karen Philipson

The Trust's solicitors, Temple Heelis have continued to provide essential legal advice.

# **Lakeland Housing Trust**

## **Trustees' Report**

### ***Major risks and management of those risks***

#### ***Risk management***

#### **Risk management**

The trustees have a duty to identify and review the risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error.

Finances are managed by the finance officer at H&H Land and Estates, Kendal and overseen by the Lakeland Housing Trust Board of Trustees. Specific oversight responsibility sits with a trustee who is a chartered accountant. A 5-year financial plan is in place that is regularly monitored, ensuring that any unforeseen costs are catered for and that additional planned expenditure is affordable and carefully managed.

#### **Conclusion**

The need for affordable housing is as acute today as it was when The Lakeland Housing Trust was founded in 1937 (as the Lake Country Cottage Society). The Trust is committed to continuing to offer low cost rented housing - helping to keep villages alive and allowing local people to live and work in the heart of the Lake District. The Trust welcomes the excellent support of the Westmorland & Furness Council and the Lake District National Park Authority.

I am grateful for the support of fellow trustees and staff at H&H Land and Estates, Kendal.

#### **Financial instruments**

### ***Objectives and policies***

The charity's activities expose it to a limited number of financial risks including cash flow risk, credit risk and liquidity risk. The charity does not use derivative financial instruments.

#### ***Cash flow risk***

Underlying annual expenditure is covered by rental income from let properties with extraordinary capital expenditure generally funded from a modest annual surplus, donations and/or bank loans when required. Interest bearing assets and liabilities are held at a fixed rate to ensure certainty of cashflow. The charity's cash flow is monitored regularly by the Finance Group and at Trustee Board meetings.

#### ***Credit risk***

The charity's principal financial assets are the properties it owns, fixed term savings accounts and bank balances. The credit risk on liquid funds is limited because the counterparties are banks with high credit ratings. The charity has no significant concentration of credit risk, with exposure spread over a number of counterparties.

#### ***Liquidity risk***

In order to ensure that sufficient funds are available for ongoing operations and future developments, the charity uses a mixture of rental income, short term cash investments and long term debt finance. The charity is also fortunate to receive occasional cash donations and legacy income. Further details regarding liquidity risk can be found in Note 2 of the Financial Statements.

## **Lakeland Housing Trust**

### **Trustees' Report**

#### **Statement of trustees' responsibilities**

The trustees (who are also the directors of Lakeland Housing Trust for the purposes of company law) are responsible for preparing the trustees' report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland". The report and accounts have been prepared in accordance with the provisions in the Companies Act 2006 relating to small companies.

Company law requires the trustees to prepare financial statements for each financial year. Under company law the trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including its income and expenditure, of the charitable company for that period. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and 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, comprising FRS 102 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 charitable company will continue in business.

The trustees are responsible for keeping proper accounting records that can disclose with reasonable accuracy at any time the financial position of the charitable company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

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.


#### **Disclosure of information to auditor**

Each trustee has taken steps that they ought to have taken as a trustee in order to make themselves aware of any relevant audit information and to establish that the charity's auditor is aware of that information. The trustees confirm that there is no relevant information that they know of and of which they know the auditor is unaware.

#### **Small companies provision statement**

This report has been prepared in accordance with the small companies regime under the Companies Act 2006.

The annual report was approved by the trustees of the charity on 28 April 2025 and signed on its behalf by:



.....  
Mr C T S Batten  
Trustee

## **Lakeland Housing Trust**

### **Independent Auditor's Report to the Members of Lakeland Housing Trust**

#### **Opinion**

We have audited the financial statements of Lakeland Housing Trust (the 'charity') for the year ended 31 December 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 December 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 Companies Act 2006.

#### **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 the provisions available for small entities, in the circumstances set out in note to the financial statements, 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.

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.

## **Lakeland Housing Trust**

### **Independent Auditor's Report to the Members of Lakeland Housing Trust**

#### **Opinion on other matter prescribed by the Companies Act 2006**

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Trustees' Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Trustees' Report has been prepared in accordance with applicable legal requirements.

#### **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 Companies Act 2006 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 7), 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:

## **Lakeland Housing Trust**

### **Independent Auditor's Report to the Members of Lakeland Housing Trust**

We identified areas of laws and regulations that could reasonably be expected to have a material effect on the financial statements from our experience and from discussions with management. We reviewed any related correspondence and records of trustee meetings to assess compliance with laws and regulations and discussed the current position with management. We ensured the audit team were alert for any indications of non-compliance throughout the audit work.

The charitable company is managed by a management company which reduces the risk of fraud. We assessed the management company's policies and procedures on fraud risks. No instances of actual, suspected or alleged fraud were identified by us or the managing company in the year.

Owing to the inherent limitations of an audit, there is an unavoidable risk that we may not have detected some material misstatements in the financial statements, even though we have properly planned and performed our audit in accordance with auditing standards. For example, the further removed non-compliance with laws and regulations (irregularities) is from the events and transactions reflected in the financial statements, the less likely the inherently limited procedures required by auditing standards would identify it. In addition, as with any audit, there remained a higher risk of nondetection of irregularities, as these may involve collusion, forgery, intentional omissions, misrepresentations or the override of controls. We are not responsible for preventing non-compliance and cannot be expected to detect compliance with all laws and regulations.

#### **Use of our report**

This report is made solely to the charitable company's trustees, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. 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 charitable company and its trustees as a body, for our audit work, for this report, or for the opinions we have formed.



.....  
H M Holmes BSc FCA (Senior Statutory Auditor)

For and on behalf of Stables Thompson & Briscoe Limited, Statutory Auditor

Lowther House  
Lowther Street  
Kendal  
Cumbria  
LA9 4DX

Date: 27 May 2020

## Lakeland Housing Trust

### Statement of Financial Activities for the Year Ended 31 December 2024 (Including Income and Expenditure Account and Statement of Total Recognised Gains and Losses)

	Note	Unrestricted funds £	Total 2024 £	Total 2023 £
<b>Income and Endowments from:</b>				
Donations and legacies	3	755,669	755,669	124,104
Charitable activities	4	281,988	281,988	260,593
Investment income	5	17,832	17,832	16,405
Other income	6	103,330	103,330	70,600
Total income		<u>1,158,819</u>	<u>1,158,819</u>	<u>471,702</u>
<b>Expenditure on:</b>				
Raising funds	7	(10,452)	(10,452)	(6,477)
Charitable activities	8	(314,933)	(314,933)	(249,479)
Total expenditure		<u>(325,385)</u>	<u>(325,385)</u>	<u>(255,956)</u>
Net income		<u>833,434</u>	<u>833,434</u>	<u>215,746</u>
Net movement in funds		833,434	833,434	215,746
<b>Reconciliation of funds</b>				
Total funds brought forward		<u>6,673,984</u>	<u>6,673,984</u>	<u>6,458,237</u>
Total funds carried forward	19	<u>7,507,418</u>	<u>7,507,418</u>	<u>6,673,983</u>

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

The funds breakdown for 2023 is shown in note 19.

**Lakeland Housing Trust**  
**(Registration number: 10298071)**  
**Balance Sheet as at 31 December 2024**

	Note	2024 £	2023 £
<b>Fixed assets</b>			
Tangible assets	14	6,971,753	6,608,053
<b>Current assets</b>			
Debtors	15	63,356	8,912
Cash at bank and in hand	16	<u>864,148</u>	<u>800,132</u>
		927,504	809,044
<b>Creditors: Amounts falling due within one year</b>	17	<u>(193,151)</u>	<u>(35,291)</u>
<b>Net current assets</b>		<u>734,353</u>	<u>773,753</u>
<b>Total assets less current liabilities</b>		7,706,106	7,381,806
<b>Creditors: Amounts falling due after more than one year</b>	18	<u>(198,688)</u>	<u>(707,823)</u>
<b>Net assets</b>		<u>7,507,418</u>	<u>6,673,983</u>
<b>Funds of the charity:</b>			
<b>Unrestricted income funds</b>			
Unrestricted funds		<u>7,507,418</u>	<u>6,673,983</u>
<b>Total funds</b>	19	<u>7,507,418</u>	<u>6,673,983</u>

These financial statements have been prepared in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006.

The financial statements on pages 11 to 22 were approved by the trustees, and authorised for issue on 28 April 2025 and signed on their behalf by:

  
.....  
Mr C T S Batten  
Trustee



## **Lakeland Housing Trust**

### **Notes to the Financial Statements for the Year Ended 31 December 2024**

#### **1 Charity status**

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

The address of its registered office is:

c/o H&H Land & Estates  
Cumbria Tourism Business Centre  
Windermere Road  
Staveley  
LA8 9PL

These financial statements were authorised for issue by the trustees on 28 April 2025.

#### **2 Accounting policies**

##### **Summary of significant accounting policies and key accounting estimates**

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

##### **Statement of compliance**

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice (applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)) (issued in October 2019) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

##### **Basis of preparation**

Lakeland Housing Trust meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy notes.

The financial statements are prepared in sterling which is the functional currency of the charity and rounded to the nearest £.

##### **Going concern**

The trustees consider that there are no material uncertainties about the charity's ability to continue as a going concern nor any significant areas of uncertainty that affect the carrying value of assets held by the charity.

##### **Income and endowments**

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

## **Lakeland Housing Trust**

### **Notes to the Financial Statements for the Year Ended 31 December 2024**

#### ***Donations and legacies***

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

Legacy gifts are recognised on a case by case basis following the grant of probate when the administrator/executor for the estate has communicated in writing both the amount and settlement date. In the event that the gift is in the form of an asset other than cash or a financial asset traded on a recognised stock exchange, recognition is subject to the value of the gift being reliably measurable with a degree of reasonable accuracy and the title to the asset having been transferred to the charity.

#### ***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.

Refurbishment and upgrading costs to existing properties are capitalised and shown as additions to freehold properties. General repairs and maintenance costs are expensed.

#### ***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.

#### ***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.

## **Lakeland Housing Trust**

### **Notes to the Financial Statements for the Year Ended 31 December 2024**

#### **Tangible fixed assets**

Individual fixed assets costing £1,000.00 or more are initially recorded at cost, less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

Freehold property is held at cost of purchase or value at the date of gifting and the cost of any improvements. No depreciation is provided on Freehold property as, in the trustees opinion, the market value of the properties is in excess of the net book value and as such any depreciation would not be material.

#### **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:

<b>Asset class</b>	<b>Depreciation method and rate</b>
Freehold land and buildings	Not depreciated
Plant and machinery	Straight line over 20 years

#### **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 charity does not have an unconditional right, at the end of the reporting period, to defer settlement of the creditor for at least twelve months after the reporting date. If there is an unconditional right to defer settlement for at least twelve months after the reporting date, they are presented as non-current liabilities.

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

## **Lakeland Housing Trust**

### **Notes to the Financial Statements for the Year Ended 31 December 2024**

#### **Borrowings**

Interest-bearing borrowings are initially recorded at fair value, net of transaction costs. Interest-bearing borrowings are subsequently carried at amortised cost, with the difference between the proceeds, net of transaction costs, and the amount due on redemption being recognised as a charge to the Statement of Financial Activities over the period of the relevant borrowing.

Interest expense is recognised on the basis of the effective interest method and is included in interest payable and similar charges.

Borrowings are classified as current liabilities unless the charity has an unconditional right to defer settlement of the liability for at least twelve months after the reporting date.

#### **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.

#### **Financial instruments**

##### ***Classification***

Financial assets and financial liabilities are recognised when the charity becomes a party to the contractual provisions of the instrument.

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the charity after deducting all of its liabilities.

##### ***Recognition and measurement***

All financial assets and liabilities are initially measured at transaction price (including transaction costs), except for those financial assets classified as at fair value through profit or loss, which are initially measured at fair value (which is normally the transaction price excluding transaction costs), unless the arrangement constitutes a financing transaction. If an arrangement constitutes a financing transaction, the financial asset or financial liability is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Financial assets and liabilities are only offset in the statement of financial position when, and only when there exists a legally enforceable right to set off the recognised amounts and the charity intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

Financial assets are derecognised when and only when a) the contractual rights to the cash flows from the financial asset expire or are settled, b) the charity transfers to another party substantially all of the risks and rewards of ownership of the financial asset, or c) the charity, despite having retained some, but not all, significant risks and rewards of ownership, has transferred control of the asset to another party.

Financial liabilities are derecognised only when the obligation specified in the contract is discharged, cancelled or expires.

## Lakeland Housing Trust

### Notes to the Financial Statements for the Year Ended 31 December 2024

#### 3 Income from donations and legacies

	Unrestricted funds General £	Total 2024 £	Total 2023 £
Donations and legacies;			
Donations from individuals	5,669	5,669	1,664
Legacies	<u>750,000</u>	<u>750,000</u>	<u>122,440</u>
	<u>755,669</u>	<u>755,669</u>	<u>124,104</u>

#### 4 Income from charitable activities

	Unrestricted funds General £	Total funds £
Property rentals	<u>281,988</u>	<u>281,988</u>
<b>Total for 2024</b>	<u>281,988</u>	<u>281,988</u>
<b>Total for 2023</b>	<u>260,593</u>	<u>260,593</u>

#### 5 Investment income

	Unrestricted funds General £	Total funds £
Interest receivable and similar income;		
Interest receivable on bank deposits	<u>17,832</u>	<u>17,832</u>
<b>Total for 2024</b>	<u>17,832</u>	<u>17,832</u>
<b>Total for 2023</b>	<u>16,405</u>	<u>16,405</u>

#### 6 Other income

	Unrestricted funds General £	Total 2024 £	Total 2023 £
Gains on sale of tangible fixed assets for charity's own use	-	-	70,600
Insurance proceeds	<u>103,330</u>	<u>103,330</u>	-
	<u>103,330</u>	<u>103,330</u>	<u>70,600</u>

# Lakeland Housing Trust

## Notes to the Financial Statements for the Year Ended 31 December 2024

### 7 Expenditure on raising funds

#### a) Costs of generating donations and legacies

	Note	Unrestricted funds General £	Total funds £
Marketing and publicity		10,452	10,452
<b>Total for 2024</b>		<b>10,452</b>	<b>10,452</b>
<b>Total for 2023</b>		<b>6,477</b>	<b>6,477</b>
			<b>Total costs £</b>

### 8 Expenditure on charitable activities

	Note	Unrestricted funds General £	Total 2024 £	Total 2023 £
Property rentals		193,990	193,990	144,395
Local occupancy project		-	-	502
Finance costs		54,633	54,633	47,903
Depreciation, amortisation and other similar costs		767	767	767
Governance costs	9	65,543	65,543	55,912
		<b>314,933</b>	<b>314,933</b>	<b>249,479</b>

## Lakeland Housing Trust

### Notes to the Financial Statements for the Year Ended 31 December 2024

#### 9 Analysis of governance and support costs

##### Governance costs

	Unrestricted funds General £	Total 2024 £	Total 2023 £
Audit fees			
Audit of the financial statements	5,642	5,642	5,563
Trustees remuneration and expenses	859	859	1,267
Legal fees	634	634	13
Cost of trustee meetings	-	-	585
Management fees	57,847	57,847	47,888
Trustees' liability insurance	561	561	596
	<u>65,543</u>	<u>65,543</u>	<u>55,912</u>

Trustee expenses includes a gift to a trustee on retirement of £119.

#### 10 Net incoming/outgoing resources

Net incoming resources for the year include:

	2024 £	2023 £
Audit fees	5,642	5,563
Profit on disposal of tangible fixed assets	-	(70,600)
Depreciation of fixed assets	<u>767</u>	<u>767</u>

#### 11 Trustees remuneration and expenses

During the year the charity made the following transactions with trustees:

##### Mr M Tillyer

£268 (2023: £791) of expenses were reimbursed to Mr M Tillyer during the year.

##### Mr J M Holmes

£395 (2023: £476) of expenses were reimbursed to Mr J M Holmes during the year.

##### Mr C R A Flanagan

£77 (2023: £Nil) of expenses were reimbursed to Mr C R A Flanagan during the year.

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

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

## Lakeland Housing Trust

### Notes to the Financial Statements for the Year Ended 31 December 2024

#### 12 Auditors' remuneration

	2024 £	2023 £
Audit of the financial statements	<u>5,642</u>	<u>5,563</u>

#### 13 Taxation

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

#### 14 Tangible fixed assets

	Land and buildings £	Furniture and equipment £	Total £
<b>Cost</b>			
At 1 January 2024	6,593,489	15,331	6,608,820
Additions	<u>364,467</u>	<u>-</u>	<u>364,467</u>
At 31 December 2024	<u>6,957,956</u>	<u>15,331</u>	<u>6,973,287</u>
<b>Depreciation</b>			
At 1 January 2024	-	767	767
Charge for the year	<u>-</u>	<u>767</u>	<u>767</u>
At 31 December 2024	<u>-</u>	<u>1,534</u>	<u>1,534</u>
<b>Net book value</b>			
At 31 December 2024	<u>6,957,956</u>	<u>13,797</u>	<u>6,971,753</u>
At 31 December 2023	<u>6,593,489</u>	<u>14,564</u>	<u>6,608,053</u>

#### 15 Debtors

	2024 £	2023 £
Trade debtors	4,988	3,575
Prepayments	7,088	5,337
Other debtors	<u>51,280</u>	<u>-</u>
	<u>63,356</u>	<u>8,912</u>

#### 16 Cash and cash equivalents

	2024 £	2023 £
Cash at bank	76,914	10,873
Short-term deposits	<u>787,234</u>	<u>789,259</u>
	<u>864,148</u>	<u>800,132</u>



## Lakeland Housing Trust

### Notes to the Financial Statements for the Year Ended 31 December 2024

#### 17 Creditors: amounts falling due within one year

	2024 £	2023 £
Bank loans	7,536	16,000
Trade creditors	176,159	10,291
Accruals	9,456	9,000
	<u>193,151</u>	<u>35,291</u>

Creditors due within one year includes the following liabilities, on which security has been given by the charity:

	2024 £	2023 £
Bank loan	<u>7,536</u>	<u>16,000</u>

#### 18 Creditors: amounts falling due after one year

	2024 £	2023 £
Bank loans	<u>198,688</u>	<u>707,823</u>

Creditors amounts falling due after more than one year includes the following liabilities, on which security has been given by the charity:

	2024 £	2023 £
Bank loan	<u>198,688</u>	<u>707,823</u>

Included in the creditors are the following amounts due after more than five years:

	2024 £	2023 £
After more than five years by instalments	<u>168,544</u>	<u>633,823</u>

#### Borrowings due after five years

The bank loan is secured on seven of the properties owned by the Trust. The loan is limited to £750,000 of which £750,000 was drawn down by the year end. The loan is to be repaid over 264 months from 8 March 2022 with interest charged at 2.5% pa over the Bank of England base rate with a minimum interest rate of 2.5%pa. The first 24 months were on an interest only basis.

#### 19 Funds

	Balance at 1 January 2024 £	Incoming resources £	Resources expended £	Balance at 31 December 2024 £
<b>Unrestricted funds</b>				
General	<u>6,673,984</u>	<u>1,158,819</u>	<u>(325,385)</u>	<u>7,507,418</u>

## Lakeland Housing Trust

### Notes to the Financial Statements for the Year Ended 31 December 2024

	Balance at 1 January 2023 £	Incoming resources £	Resources expended £	Balance at 31 December 2023 £
<b>Unrestricted funds</b>				
General	<u>6,458,237</u>	<u>471,702</u>	<u>(255,956)</u>	<u>6,673,983</u>

#### 20 Analysis of net assets between funds

	Unrestricted funds General £	Total funds at 31 December 2024 £
Tangible fixed assets	6,971,753	6,971,753
Current assets	927,504	927,504
Current liabilities	(193,151)	(193,151)
Creditors over 1 year	<u>(198,688)</u>	<u>(198,688)</u>
Total net assets	<u>7,507,418</u>	<u>7,507,418</u>
	Unrestricted funds General £	Total funds at 31 December 2023 £
Tangible fixed assets	6,608,053	6,608,053
Current assets	809,044	809,044
Current liabilities	(35,291)	(35,291)
Creditors over 1 year	<u>(707,823)</u>	<u>(707,823)</u>
Total net assets	<u>6,673,983</u>	<u>6,673,983</u>

#### 21 Related party transactions

During the year the charity made the following related party transactions:

##### **S Woodall**

S Woodall is a trustee and also does work for the charity under the name of Green Swallow.

S Woodall does the work under the name of his company Green Swallow. He contributes a great deal of time voluntarily to the work of the charity and only charges for specific and necessary work projects. The amounts involved were £1,200 in 2024 and £2,920 in 2023.. At the balance sheet date the amount due to/from S Woodall was £Nil (2023 - £Nil).

## Lakeland Housing Trust

### Detailed Statement of Financial Activities for the Year Ended 31 December 2024

	Total 2024 £	Total 2023 £
<b>Income and Endowments from:</b>		
Donations and legacies (analysed below)	755,669	124,104
Charitable activities (analysed below)	281,988	260,593
Investment income (analysed below)	17,832	16,405
Other income (analysed below)	<u>103,330</u>	<u>70,600</u>
Total income	<u>1,158,819</u>	<u>471,702</u>
<b>Expenditure on:</b>		
Raising funds (analysed below)	(10,452)	(6,477)
Charitable activities (analysed below)	<u>(314,933)</u>	<u>(249,479)</u>
Total expenditure	<u>(325,385)</u>	<u>(255,956)</u>
Net income	<u>833,434</u>	<u>215,746</u>
Net movement in funds	833,434	215,746
<b>Reconciliation of funds</b>		
Total funds brought forward	<u>6,673,984</u>	<u>6,458,237</u>
Total funds carried forward	<u><u>7,507,418</u></u>	<u><u>6,673,983</u></u>

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

## Lakeland Housing Trust

### Detailed Statement of Financial Activities for the Year Ended 31 December 2024

	Total 2024 £	Total 2023 £
<b><i>Donations and legacies</i></b>		
Legacies and bequests	750,000	122,440
Appeals and donations	5,669	1,664
	<u>755,669</u>	<u>124,104</u>
<b><i>Charitable activities</i></b>		
Letting of non-investment property in furtherance of the charity's objects	281,988	260,593
	<u>281,988</u>	<u>260,593</u>
<b><i>Investment income</i></b>		
Interest on cash deposits	17,832	16,405
	<u>17,832</u>	<u>16,405</u>
<b><i>Other income</i></b>		
Gains on sale of tangible fixed assets for charity's own use	-	70,600
Other income	103,330	-
	<u>103,330</u>	<u>70,600</u>
<b><i>Raising funds</i></b>		
Advertising	(10,452)	(6,477)
	<u>(10,452)</u>	<u>(6,477)</u>
<b><i>Charitable activities</i></b>		
Rates and property expenses	(10,052)	(7,046)
Local occupancy project	-	(502)
Insurance	(19,729)	(14,717)
Repairs and maintenance	(158,171)	(117,677)
Legal and professional fees (property)	(6,038)	(4,955)
Bank charges	(181)	(226)
Loan interest	(54,452)	(47,677)
Depreciation of plant and machinery	(767)	(767)
The audit of the charity's annual accounts	(5,642)	(5,563)
Trustee expenses	(859)	(1,267)
Cost of trustee meetings	-	(585)
Management fees	(57,847)	(47,888)
Trustees' liability insurance	(561)	(596)
Legal and professional fees	(634)	(13)
	<u>(314,933)</u>	<u>(249,479)</u>

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STABLES THOMPSON & BRISCOE

[www.stb-accountants.co.uk](http://www.stb-accountants.co.uk)

28 April 2025

The Trustees  
Lakeland Housing Trust  
Cumbria Tourism Business Centre  
Windermere Road  
Staveley  
Cumbria  
LA8 9PL

Dear Sirs,

#### REPORT TO MANAGEMENT

During the course of our audit for the year ended 31 December 2024 only one matter arose which we consider should be brought to your attention.

Accompanying this letter is a memorandum noting this point together with any recommendations we have for possible improvements which could be made.

This matter came to light during the course of our normal audit tests which are designed to assist us in forming our opinion on the financial statements. Our tests may not necessarily disclose all errors or irregularities and should not be relied upon to do so. However, if any irregularity did come to our attention during our audit tests, we would, of course, inform you immediately.

We would be grateful if you could enter management's comments against each point under the "management response" column of the memorandum and return it to us in due course.

We have complied with the Financial Reporting Council's Ethical Standard and all threats to our independence, as identified to you, have been properly addressed through appropriate safeguards. No additional facts or matters have arisen during the course of the audit that we wish to draw to your attention and we confirm that we are independent and able to express an objective opinion on the financial statements.

This report has been prepared for the sole use of the trustees of Lakeland Housing Trust and must not be shown to third parties without our prior consent. No responsibilities are accepted by Stables Thompson & Briscoe towards any party acting or refraining from action as a result of this report.

Finally, we would like to express our thanks to all members of the charity's staff who assisted us in carrying out our work.

Yours faithfully,

Kendal Office:

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## **SIGNIFICANT MATTERS RELEVANT TO OUR AUDIT FOR THE YEAR ENDED 31 DECEMBER 2024**

### **Audit Approach**

Our general audit approach was determined by our assessment of the audit risk, both in terms of the potential misstatement in the financial statements and of the control environment in which the charitable company operates.

To summarise our approach, we:

- updated our understanding of the business and its environment;
- reviewed the design and implementation of key internal financial control systems; and
- planned and performed an audit with professional scepticism recognising that circumstances may exist that cause the financial statements to be materially misstated.

Significant risks arise on most audits and are often derived from business risks that may result in a material misstatement, relate to unusual transactions that occur infrequently, or judgemental matters where measurement is uncertain. In areas where we identified the potential for significant risk, we extended our audit testing to include more detailed substantive work. Our work in other areas was proportionally less.

We apply the concept of materiality both in planning and performing the audit, and in evaluating the effect of identified misstatements on the audit and of uncorrected misstatements. In general, misstatements, including omissions, are considered to be material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

Judgments about materiality are made in the light of surrounding circumstances and are affected by our perception of the financial information needs of users of the financial statements, and by the size or nature of a misstatement, or a combination of both.

There were no changes to our audit approach as discussed at our meeting.

### **Summary of significant audit findings**

Nothing has been noted.

### **Internal controls**

The purpose of the audit was for us to express an opinion on the financial statements. The audit included consideration of internal controls relevant to the preparation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of internal control. Our audit is, therefore, not designed to identify all control weaknesses and the matters reported below are limited to those deficiencies that we have identified during the audit.

Control weakness identified	Potential implications and recommendations	Management response
Procedures at H&H refer to Landmark software rather than QuickBooks.	Small issue though it could imply that controls are not up to date and may miss key procedures.	

#### **Summary of audit differences and draft letter of representation**

The unadjusted misstatements were not considered to be material and are listed in the letter of representation.

We have sent the letter of management representations required in connection with our audit separately for your approval.

#### **Outstanding Matters**

Prior to issuing our audit report we require:

- the signed letter of representation

#### **Anticipated audit report**

We anticipate that we will issue an unmodified audit report for the year, subject to the satisfactory clearance of any outstanding/unresolved the matters outlined in this report.