

THE HEAP-PARKINSON HOMES

England & Wales · Charity number 220129

Details

Status Registered

Legal form Other

Registered 1963-08-06

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

Contact

Address Skipton Town Council
Armoury House
45a Otley Street
Skipton
North Yorkshire
BD23 1EL

Phone 01756700553

Email finance@skiptontowncouncil.gov.uk

Website www.skiptontowncouncil.gov.uk

Activities

Objects: 1) THE OBJECTS OF THE CHARITY ARE; A) THE PROVISION OF HOUSING ACCOMMODATION FOR BENEFICIARIES; AND (B) SUCH CHARITABLE PURPOSES FOR THE BENEFIT OF THE RESIDENTS AS THE TRUSTEES DECIDE. 2) THE LAND IDENTIFIED IN PART 1 OF THE SCHEDULE TO THIS SCHEME MUST BE RETAINED BY THE TRUSTEES FOR USE FOR THE OBJECTS OF THE CHARITY.

Activities: Provision of housing for beneficiaries predominantly poor persons over the aged of 55 with a preference for poor spinsters or widows

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** Accommodation/housing
- **Who:** Elderly/old People

Geography

- **Area of benefit:** URBAN PARISH OF SKIPTON
- North Yorkshire

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£48,749	£11,377	-	-
2024-03-31	£46,122	£9,411	-	-
2023-03-31	£46,940	£15,319	-	-
2022-03-31	£38,080	£11,490	-	-
2021-03-31	£33,901	£15,212	-	-

Trustees

Name	Role	Appointed
Aidan David Higgins		2022-05-19
Brian McDaid		2022-05-19
CHRISTOPHER HARBRON		2022-05-19
Darren Shaw		2024-05-09
David Noland		2022-05-19
Jillian Woollacott		2025-03-20
KAREN ANNE MCINTYRE		2012-01-24
Lewis Morgan		2022-05-19
Matthew Pickard		2024-11-20
PETER MADELEY		2015-05-11
Paul Elmer		2024-05-09
ROBERT GEOFFREY HESELTINE		
Ruth Annabel Heseltine		2022-05-19
SHEILA BENTLEY		2019-05-06
Virpi Kettunen		2022-05-19
WINSTON FEATHER		2019-05-06
William Stephen Morton		2022-05-19

THE HEAP-PARKINSON HOMES

England & Wales - Charity number 220129

Accounts

Windle & Bowker Limited
Chartered Accountants & Tax Advisers
Croft House
Station Road
Barnoldswick
Lancashire
BB18 5NA

The Heap Parkinson Homes
Skipton Town Council
Armory House
Otley Street
Skipton
BD23 1EL

3rd July 2025

Dear Sirs,

During the course of your preparation of the unaudited statutory financial statements for the year ending 31st March 2025, the following representations were made to you by management and trustees.

1. We have fulfilled our responsibilities as trustees under the Charities Act 2011 for preparing financial statements, in accordance with the applicable financial reporting framework, (United Kingdom Generally Accepted Accounting Practice (UKGAAP)), that give a true and fair view and for making accurate representations to you as accountants.

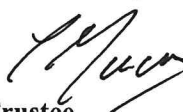
We confirm that in our opinion the financial statements give a true and fair view and in particular that where any additional information must be disclosed in order to give a true and fair view that information has in fact been disclosed.

2. We confirm that all accounting records have been made available to you for the purposes of your preparation of the financial statements, in accordance with your terms of engagement, and that all transactions undertaken by the charity have been properly reflected and recorded in the accounting records. All other records and related information, including minutes of all management and trustees meetings, have been made available to you. We have given you unrestricted access to persons within the charity in order to obtain accounting evidence and have provided any additional information that you have requested for the purposes of your preparation of the financial statements.
3. We confirm that significant assumptions used by us in making accounting estimates, including those measured at fair value, are reasonable.
4. We confirm that all known actual or possible litigation and claims whose effects should be considered when preparing the financial statements have been disclosed to the accountant and accounted for and disclosed in accordance with the applicable financial reporting framework (United Kingdom Generally Accepted Accounting Practice (UKGAAP)).
5. We confirm that there have been no events since the balance sheet date which require disclosing or which would materially affect the amounts in the financial statements, other than those already disclosed or included in the financial statements.
6. We confirm that we are aware that a related party of the charity is a person or organisation which either (directly or indirectly) controls, has joint control of, or significantly influences the charity or vice versa and as a result will include; shareholders (as a guide with more than 20 per cent of the voting rights), trustees, other key management, close family and other business interests of the previous. We confirm that the related party relationships and transactions set out below are a complete list of such relationships and transactions and that we are not aware of any further related parties or transactions. **(See Appendix 1 – Related Party Transactions).**

7. We confirm that all related party relationships and transactions have been accounted for and disclosed in accordance with the applicable financial reporting framework (United Kingdom Generally Accepted Accounting Practice (UKGAAP)).
8. We confirm that the charity has had, at no time during the year, any arrangement, transaction or agreement to provide credit facilities (including advances and credits granted by the company) for trustees, nor to provide guarantees of any kind on behalf of the trustees, except as already disclosed in the financial statements.
9. We confirm that the charity has not contracted for any capital expenditure other than as disclosed in the financial statements.
10. We confirm that we are not aware of any possible or actual instance of non-compliance with those laws and regulations which provide a legal framework within which the charity conducts its activities and which are central to the charity's ability to conduct its activities.
11. We acknowledge our responsibility for the design and implementation of controls to prevent and detect fraud. We confirm that we have disclosed to you the results of our risk assessment of the risk of fraud in the charity.
12. We confirm that there have been no actual or suspected instances of fraud involving management or trustees who have a significant role in internal control or that could have a material effect on the financial statements. We also confirm that we are not aware of any allegations of fraud by former trustees, regulators or others.
13. We confirm that, in our opinion, the company is a going concern.
14. We confirm that no restatement of the comparative figures was required.
15. We confirm that no specific representations were made to you.
16. We acknowledge our legal responsibilities regarding disclosure of information to you as accountants and confirm that:
 - so far as each trustee is aware, there is no relevant accounting information of which you as accountants are unaware; and
 - each trustee has taken all the steps that they ought to have taken as a trustee to make themselves aware of any relevant accounting information and to establish that you are aware of that information.

We confirm that the above representations are made on the basis of enquiries of management and trustees with relevant knowledge and expertise (and, where appropriate, of supporting documentation) sufficient to satisfy ourselves that we can properly make these representations to you and that to the best of our knowledge and belief they accurately reflect the representations made to you by the trustees during the course of your preparation of the financial statements.

Yours faithfully,


Trustee

CHARITY REGISTRATION NUMBER: 220129

The Heap Parkinson Homes
Unaudited Financial Statements
31 March 2025

Windle and Bowker Limited
Chartered accountants
Croft House
Station Road
Barnoldswick
Lancashire
BB18 5NA

The Heap Parkinson Homes

Financial Statements

Year ended 31 March 2025

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The Heap Parkinson Homes

Trustees' Annual Report

Year ended 31 March 2025

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

Reference and administrative details

Registered charity name The Heap Parkinson Homes

Charity registration number 220129

Principal office Skipton Town Council
45 Armory House
Otley Road
Skipton
BD23 1EL

The trustees

Mr C Harbron
Mr R G Heseltine
Mrs K McIntyre
Mr P Madeley
Mrs S Bentley
Mr W Feather
Mr S Morton
Miss V Kettunen
Mr D Noland
Mr L Morgan
Mr B McDaid
Mr A Higgins
Ms A Heseltine
Mr D Shaw (Appointed 9 May 2024)
Mr P Elmer (Appointed 9 May 2024)
Mr M Pickard (Appointed 20 November 2024)
Miss J Woollacott (Appointed 20 March 2025)

Independent examiner Steven Briggs FCA
Windle and Bowker Limited
Croft House
Station Road
Barnoldswick
Lancashire
BB18 5NA

The Heap Parkinson Homes

Trustees' Annual Report *(continued)*

Year ended 31 March 2025

Structure, governance and management

Heap Parkinson Homes was registered in 1963 and is currently constituted under its most recent Trust Deed, dated in 2001. This scheme document was amended on the 6th July 2023 with amendments being sent to the Charity Commission.

It oversees the running of land and associated alms houses, bequeathed to the Skipton Urban District Council (and subsequently transferred to Skipton Town Council on local government reorganisation in 1974) by the late Mrs Jane Parkinson in her will dated 7th December 1907.

The original six alms houses were subsequently increased, through a series of improvements and alterations - and now number twelve.

The Trustees to the Charity comprise the fifteen currently elected Members of Skipton Town Council acting as individuals and not in a corporate capacity. Following the amendments made in July 2023, the Trustee Membership includes two additional co-opted Trustees.

Administrative support is provided by Officers of Skipton Town Council. The Chief Officer of the Town Council acts as Clerk to the Trustees.

The administrative costs associated with the support provided by the Town Council is recharged to the Charity.

Objectives and activities

The Charity's main object and its principal activity remains as the provision and maintenance of social housing for residents in the Skipton area, over the age of 55. The Trust has, traditionally, and in line with the original bequest, given preference to spinsters and widows - although this has been one of the amendments approved by the Trust to remove the clause for a preference for spinsters and widows.

Over the course of 2023 the Trustees have been reviewed the Trusts Scheme Documents, with some update and amendments made and sent to the Charity Commission following final approval by the Trustees in July 2023.

A new appointments process has been adopted by the Trust, and appointment paperwork updated.

The Heap Parkinson Homes

Trustees' Annual Report *(continued)*

Year ended 31 March 2025

Achievements and performance

A programme of refurbishment commenced in September 2018. The schedule of work involves overall improvements to the fabric of the building to address matters such as water ingress and damp and to provide more cost-effective and reliable forms of heating and hot water.

The refurbishment of the 12th property was completed in the autumn of 2022. The Trust now undertake regular inspections of all properties to ensure that any issues are identified and actioned as soon as possible.

The Trust is now, as the refurbishment has completed, focusing on maintaining the condition of the properties to a high standard. The Trust is also carrying out works to the properties that make it a safer place for the residents to live, such as installing key safes and safety rails by doors where required.

Some of the properties that were the first to be refurbished were due their 5 year electrical safety check, which have been completed, along with the required annual gas safety certificates. The Trust also had a Quinquennial Inspection completed in early 2025 to inform a maintenance plan for the next 5 years

Financial review

Rent collection remains at a 100% collection rate, and there are currently no vacancies. There have been 4 new residents move into properties this year. This is as a result of 2 residents passing away and 2 other residents moving into residential care homes.

Generally, a surplus is generated in each operating month after any general maintenance or operational costs have been taken into account. The surplus funds, together with those accumulated in previous years and generated via the receipt of further bequests or donations, continue to be invested to maximise the return without risk.

Plans for future periods

Following the successful refurbishment of the properties, the aim of the Trust is to ensure that the properties are maintained to a good standard, and a robust appointments process is in place to fill vacancies as soon as possible. The Trust aims to learn from best practice at other Almshouses, and to build on relationships with the Almshouse Association and other Almshouses. The Deputy Clerk attended an Almshouse Association Regional Meeting in October 2022 and participated in the Almshouse Way Training in July 2023.

The trustees' annual report was approved on 3 July 2025 and signed on behalf of the board of trustees by:



Mrs L Close
Clerk

The Heap Parkinson Homes

Independent Examiner's Report to the Trustees of The Heap Parkinson Homes

Year ended 31 March 2025

I report to the trustees on my examination of the financial statements of The Heap Parkinson Homes ('the charity') for the year ended 31 March 2025.

Responsibilities and basis of report

As the trustees of the charity you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the charity's financial statements carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the charity as required by section 130 of the Act; or
2. the financial statements do not accord with those records; or
3. the financial statements do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Steven Briggs FCA
Independent Examiner

Windle and Bowker Limited
Croft House
Station Road
Barnoldswick
Lancashire
BB18 5NA

The Heap Parkinson Homes

Statement of Financial Activities

Year ended 31 March 2025

		2025		2024
	Note	Unrestricted funds £	Total funds £	Total funds £
Income and endowments				
Charitable activities	4	47,687	47,687	45,655
Investment income	5	1,062	1,062	467
Total income		<u>48,749</u>	<u>48,749</u>	<u>46,122</u>
Expenditure				
Expenditure on charitable activities	6,7	11,377	11,377	9,411
Total expenditure		<u>11,377</u>	<u>11,377</u>	<u>9,411</u>
Net income		<u>37,372</u>	<u>37,372</u>	<u>36,711</u>
Other recognised gains and losses				
Other gains/(losses) on investments		(102)	(102)	563
Net movement in funds		<u>37,270</u>	<u>37,270</u>	<u>37,274</u>
Reconciliation of funds				
Total funds brought forward		857,875	857,875	820,601
Total funds carried forward		<u>895,145</u>	<u>895,145</u>	<u>857,875</u>

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

The notes on pages 7 to 13 form part of these financial statements.

The Heap Parkinson Homes

Statement of Financial Position

31 March 2025

	Note	2025 £	2024 £
Fixed assets			
Tangible fixed assets	12	844,101	844,101
Investments	13	5,039	5,141
		<u>849,140</u>	<u>849,242</u>
Current assets			
Cash at bank and in hand		101,116	68,491
Creditors: amounts falling due within one year	14	<u>3,661</u>	<u>1,058</u>
Net current assets		<u>97,455</u>	<u>67,433</u>
Total assets less current liabilities		<u>946,595</u>	<u>916,675</u>
Creditors: amounts falling due after more than one year	15	<u>51,450</u>	<u>58,800</u>
Net assets		<u>895,145</u>	<u>857,875</u>
Funds of the charity			
Unrestricted funds		895,145	857,875
Total charity funds	16	<u>895,145</u>	<u>857,875</u>

These financial statements were approved by the board of trustees and authorised for issue on 3 July 2025, and are signed on behalf of the board by:



Mr P Madeley
Trustee

The notes on pages 7 to 13 form part of these financial statements.

The Heap Parkinson Homes
Notes to the Financial Statements
Year ended 31 March 2025

1. General information

The charity is a public benefit entity and a registered charity in England and Wales and is unincorporated. The address of the principal office is Skipton Town Council, 45 Armory House, Otley Road, Skipton, BD23 1EL.

2. Statement of compliance

These financial statements have been prepared in compliance with FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland', the 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) (Charities SORP (FRS 102)) and the Charities Act 2011.

3. Accounting policies

Basis of preparation

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through income or expenditure.

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

Going concern

There are no material uncertainties about the charity's ability to continue.

Judgements and key sources of estimation uncertainty

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. These estimates and judgements are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Fund accounting

Unrestricted funds are available for use at the discretion of the trustees to further any of the charity's purposes.

Designated funds are unrestricted funds earmarked by the trustees for particular future project or commitment.

Restricted funds are subjected to restrictions on their expenditure declared by the donor or through the terms of an appeal, and fall into one of two sub-classes: restricted income funds or endowment funds.

The Heap Parkinson Homes

Notes to the Financial Statements *(continued)*

Year ended 31 March 2025

3. Accounting policies *(continued)*

Incoming resources

All incoming resources are included in the statement of financial activities when entitlement has passed to the charity; it is probable that the economic benefits associated with the transaction will flow to the charity and the amount can be reliably measured. The following specific policies are applied to particular categories of income:

- income from donations or grants is recognised when there is evidence of entitlement to the gift, receipt is probable and its amount can be measured reliably.
- legacy income is recognised when receipt is probable and entitlement is established.
- income from donated goods is measured at the fair value of the goods unless this is impractical to measure reliably, in which case the value is derived from the cost to the donor or the estimated resale value. Donated facilities and services are recognised in the accounts when received if the value can be reliably measured. No amounts are included for the contribution of general volunteers.
- income from contracts for the supply of services is recognised with the delivery of the contracted service. This is classified as unrestricted funds unless there is a contractual requirement for it to be spent on a particular purpose and returned if unspent, in which case it may be regarded as restricted.

Resources expended

Expenditure is recognised on an accruals basis as a liability is incurred. Expenditure includes any VAT which cannot be fully recovered, and is classified under headings of the statement of financial activities to which it relates:

- expenditure on raising funds includes the costs of all fundraising activities, events, non-charitable trading activities, and the sale of donated goods.
- expenditure on charitable activities includes all costs incurred by a charity in undertaking activities that further its charitable aims for the benefit of its beneficiaries, including those support costs and costs relating to the governance of the charity apportioned to charitable activities.
- other expenditure includes all expenditure that is neither related to raising funds for the charity nor part of its expenditure on charitable activities.

All costs are allocated to expenditure categories reflecting the use of the resource. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs are apportioned between the activities they contribute to on a reasonable, justifiable and consistent basis.

Tangible assets

All fixed assets are initially recorded at cost.

Investments

Listed investments are measured at fair value at the year end with any changes in fair value being recognised in Statement of Financial Activities during the year.

The Heap Parkinson Homes

Notes to the Financial Statements *(continued)*

Year ended 31 March 2025

3. Accounting policies *(continued)*

Investments in associates

Investments in associates accounted for in accordance with the cost model are recorded at cost less any accumulated impairment losses.

Investments in associates accounted for in accordance with the fair value model are initially recorded at the transaction price. At each reporting date, the investments are measured at fair value, with changes in fair value taken through income or expenditure. Where it is impracticable to measure fair value reliably the cost model will be adopted.

Dividends and other distributions received from the investment are recognised as income without regard to whether the distributions are from accumulated profits of the associate arising before or after the date of acquisition.

Investments in joint ventures

Investments in jointly controlled entities accounted for in accordance with the cost model are recorded at cost less any accumulated impairment losses.

Investments in jointly controlled entities accounted for in accordance with the fair value model are initially recorded at the transaction price. At each reporting date, the investments are measured at fair value, with changes in fair value taken through income or expenditure. Where it is impracticable to measure fair value reliably the cost model will be adopted.

Dividends and other distributions received from the investment are recognised as income without regard to whether the distributions are from accumulated profits of the joint venture arising before or after the date of acquisition.

Impairment of fixed assets

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

For the purposes of impairment testing, when it is not possible to estimate the recoverable amount of an individual asset, an estimate is made of the recoverable amount of the cash-generating unit to which the asset belongs. The cash-generating unit is the smallest identifiable group of assets that includes the asset and generates cash inflows that largely independent of the cash inflows from other assets or groups of assets.

For impairment testing of goodwill, the goodwill acquired in a business combination is, from the acquisition date, allocated to each of the cash-generating units that are expected to benefit from the synergies of the combination, irrespective of whether other assets or liabilities of the charity are assigned to those units.

Financial instruments

A financial asset or a financial liability is recognised only when the charity becomes a party to the contractual provisions of the instrument.

Basic financial instruments are initially recognised at the amount receivable or payable including any related transaction costs.

The Heap Parkinson Homes

Notes to the Financial Statements *(continued)*

Year ended 31 March 2025

3. Accounting policies *(continued)*

Financial instruments *(continued)*

Current assets and current liabilities are subsequently measured at the cash or other consideration expected to be paid or received and not discounted.

Debt instruments are subsequently measured at amortised cost.

Where investments in shares are publicly traded or their fair value can otherwise be measured reliably, the investment is subsequently measured at fair value with changes in fair value recognised in income and expenditure. All other investments are subsequently measured at cost less impairment.

Other financial instruments, including derivatives, are initially recognised at fair value, unless payment for an asset is deferred beyond normal business terms or financed at a rate of interest that is not a market rate, in which case the asset is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Other financial instruments are subsequently measured at fair value, with any changes recognised in the statement of financial activities, with the exception of hedging instruments in a designated hedging relationship.

Financial assets that are measured at cost or amortised cost are reviewed for objective evidence of impairment at the end of each reporting date. If there is objective evidence of impairment, an impairment loss is recognised under the appropriate heading in the statement of financial activities in which the initial gain was recognised.

For all equity instruments regardless of significance, and other financial assets that are individually significant, these are assessed individually for impairment. Other financial assets are either assessed individually or grouped on the basis of similar credit risk characteristics.

Any reversals of impairment are recognised immediately, to the extent that the reversal does not result in a carrying amount of the financial asset that exceeds what the carrying amount would have been had the impairment not previously been recognised.

4. Charitable activities

	Unrestricted Funds £	Total Funds 2025 £	Unrestricted Funds £	Total Funds 2024 £
Rental income	<u>47,687</u>	<u>47,687</u>	<u>45,655</u>	<u>45,655</u>

5. Investment income

	Unrestricted Funds £	Total Funds 2025 £	Unrestricted Funds £	Total Funds 2024 £
Bank interest received	<u>1,062</u>	<u>1,062</u>	<u>467</u>	<u>467</u>

The Heap Parkinson Homes

Notes to the Financial Statements *(continued)*

Year ended 31 March 2025

6. Expenditure on charitable activities by fund type

	Unrestricted Funds £	Total Funds 2025 £	Unrestricted Funds £	Total Funds 2024 £
Charitable activities	7,618	7,618	6,244	6,244
Support costs	3,759	3,759	3,167	3,167
	<u>11,377</u>	<u>11,377</u>	<u>9,411</u>	<u>9,411</u>

7. Expenditure on charitable activities by activity type

	Activities undertaken directly £	Support costs £	Total funds 2025 £	Total fund 2024 £
Charitable activities	7,618	–	7,618	6,244
Governance costs	–	3,759	3,759	3,167
	<u>7,618</u>	<u>3,759</u>	<u>11,377</u>	<u>9,411</u>

8. Analysis of support costs

	Charitable activities £	Total 2025 £	Total 2024 £
Water rates	2,051	2,051	1,917
Rates	–	–	49
Light & heat	151	151	37
General repairs	4,166	4,166	2,754
Insurance	1,250	1,250	1,227
Garden expenses	–	–	260
	<u>7,618</u>	<u>7,618</u>	<u>6,244</u>

9. Independent examination fees

	2025 £	2024 £
Fees payable to the independent examiner for: Independent examination of the financial statements	642	612

10. Staff costs

The average head count of employees during the year was Nil (2024: Nil).

No employee received employee benefits of more than £60,000 during the year (2024: Nil).

11. Trustee remuneration and expenses

No remuneration or other benefits from employment with the charity or a related entity were received by the trustees.

No trustee expenses have been incurred.

The Heap Parkinson Homes

Notes to the Financial Statements *(continued)*

Year ended 31 March 2025

12. Tangible fixed assets

	Land and buildings £
Cost	
At 1 April 2024 and 31 March 2025	844,101
Depreciation	
At 1 April 2024 and 31 March 2025	–
Carrying amount	
At 31 March 2025	844,101
At 31 March 2024	844,101

13. Investments

	Listed investments £
Cost or valuation	
At 1 April 2024	5,141
Additions	–
Fair value movements	(102)
At 31 March 2025	5,039
Impairment	
At 1 April 2024 and 31 March 2025	
Carrying amount	
At 31 March 2025	5,039
At 31 March 2024	5,141

All investments shown above are held at valuation.

Financial assets held at fair value

Listed investments are measured at fair value with changes in fair value being recognised in profit or loss based upon the market value at the year end.

14. Creditors: amounts falling due within one year

	2025 £	2024 £
Accruals and deferred income	3,661	1,058

15. Creditors: amounts falling due after more than one year

	2025 £	2024 £
The Almshouses loan	51,450	58,800

The Almshouses loan is interest free and repayments are being made every six months.

The Heap Parkinson Homes

Notes to the Financial Statements *(continued)*

Year ended 31 March 2025

16. Analysis of charitable funds

Unrestricted funds

	At 1 April 2024	Income	Expenditure	Gains and losses	At 31 March 2025
	£	£	£	£	£
General funds	<u>857,875</u>	<u>48,749</u>	<u>(11,377)</u>	<u>(102)</u>	<u>895,145</u>

	At 1 April 2023	Income	Expenditure	Gains and losses	At 31 March 2024
	£	£	£	£	£
General funds	<u>820,601</u>	<u>46,122</u>	<u>(9,411)</u>	<u>563</u>	<u>857,875</u>

17. Analysis of net assets between funds

	Unrestricted Funds	Total Funds 2025
	£	£
Tangible fixed assets	844,101	844,101
Investments	5,039	5,039
Current assets	101,116	101,116
Creditors less than 1 year	(3,661)	(3,661)
Creditors greater than 1 year	<u>(51,450)</u>	<u>(51,450)</u>
Net assets	<u>895,145</u>	<u>895,145</u>

	Unrestricted Funds	Total Funds 2024
	£	£
Tangible fixed assets	844,101	844,101
Investments	5,141	5,141
Current assets	68,491	68,491
Creditors less than 1 year	(1,058)	(1,058)
Creditors greater than 1 year	<u>(58,800)</u>	<u>(58,800)</u>
Net assets	<u>857,875</u>	<u>857,875</u>

18. Related parties

During the year Skipton Town Council provided administrative and other maintenance works support to the Charity at a cost of £2,603 (2024 £2,148). At the year end the amount due from Skipton Town Council £NIL (2024 NIL). The trustees of the Charity are members of Skipton Town Council plus two co-opted Trustees who are not councillors and the Clerk to the Trustees is the Chief Officer of Skipton Town Council.

Appendix 1 - Related Party Transactions

<i>Party</i>	Skipton Town Council
<i>Relationship</i>	The Trustees are members of Skipton Town Council plus two co-opted Trustees who are not councillors. The Clerk to the Trustees is the Chief officer of Skipton Town Council.
<i>Nature of Transaction</i>	Administration support charges and other maintenance works from Skipton Town Council £2,603 Project Management Services from Skipton Town Council £Nil Amount due to Skipton Town Council at the yearend £Nil.

THE HEAP-PARKINSON HOMES

England & Wales - Charity number 220129

Accounts

The Heap Parkinson Homes
Unaudited Financial Statements
31 March 2024

Windle and Bowker Limited
Chartered accountants
Croft House
Station Road Barnoldswick
Lancashire
BB18 5NA

The Heap Parkinson Homes

Financial Statements

Year ended 31 March 2024

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The Heap Parkinson Homes

Trustees' Annual Report

Year ended 31 March 2024

The trustees present their report and the unaudited financial statements of the charity for the year ended 31 March 2024.

Reference and administrative details

Registered charity name The Heap Parkinson Homes
Charity registration number 220129
Principal office Skipton Town Council
Town Hall
High Street
Skipton
North Yorkshire, BD23 1FD

The trustees

Mr C Harbron
Mr R G Heseltine
Mrs K McIntyre
Mr P Madeley
Mrs S Bentley
Mr R Judge
Mr W Feather
Mrs C Nash
Mr S Morton
Miss V Kettu
Mr D Noland
Mr L Morgan
Mr B McDaid
Mr M Courcier
Mr A Higgins
Ms A Heseltine

Independent examiner Steven Briggs FCA
Windle and Bowker Limited
Croft House
Station Road
Barnoldswick
Lancashire
BB18 5NA

The Heap Parkinson Homes

Trustees' Annual Report *(continued)*

Year ended 31 March 2024

Structure, governance and management

Heap Parkinson Homes was registered in 1963 and is currently constituted under its most recent Trust Deed, dated in 2001. This scheme document was amended on the 6th July 2023 with amendments being sent to the Charity Commission.

It oversees the running of land and associated alms houses, bequeathed to the Skipton Urban District Council (and subsequently transferred to Skipton Town Council on local government reorganisation in 1974) by the late Mrs Jane Parkinson in her will dated 7th December 1907.

The original six alms houses were subsequently increased, through a series of improvements and alterations - and now number twelve.

The Trustees to the Charity comprise the sixteen currently elected Members of Skipton Town Council acting as individuals and not in a corporate capacity. Following the amendments made in July 2023, the Trustee Membership includes two additional co-opted Trustees.

Administrative support is provided by Officers of Skipton Town Council. The Chief Officer of the Town Council acts as Clerk to the Trustees.

The administrative costs associated with the support provided by the Town Council is recharged to the Charity.

Objectives and activities

The Charity's main object and its principal activity remains as the provision and maintenance of social housing for residents in the Skipton area, over the age of 55. The Trust has, traditionally, and in line with the original bequest, given preference to spinsters and widows - although this has been one of the amendments approved by the Trust to remove the clause for a preference for spinsters and widows.

Over the course of 2023 the Trustees have been reviewed the Trusts Scheme Documents, with some update and amendments made and sent to the Charity Commission following final approval by the Trustees in July 2023.

A new appointments process has been adopted by the Trust, and appointment paperwork updated.

The Heap Parkinson Homes

Trustees' Annual Report *(continued)*

Year ended 31 March 2024

Achievements and performance

A programme of refurbishment commenced in September 2018. The schedule of work involves overall improvements to the fabric of the building to address matters such as water ingress and damp and to provide more cost-effective and reliable forms of heating and hot water.

The refurbishment of the 12th property was completed in the autumn of 2022. The Trust now undertake regular inspections of all properties to ensure that any issues are identified and actioned as soon as possible.

The Trust is now, as the refurbishment has completed, focusing on maintaining the condition of the properties to a high standard. The Trust is also carrying out works to the properties that make it a safer place for the residents to live, such as installing key safes and safety rails by doors where required.

Some of the properties that were the first to be refurbished are now due their 5 year electrical safety check, which are scheduled to be done

Financial review

Rent collection remains at a 100% collection rate, and there is currently no vacancies.

Generally, a surplus is generated in each operating month after any general maintenance or operational costs have been taken into account. The surplus funds, together with those accumulated in previous years and generated via the receipt of further bequests or donations, continue to be invested to maximise the return without risk.

Plans for future periods

Following the successful refurbishment of the properties, the aim of the Trust is to ensure that the properties are maintained to a good standard, and a robust appointments process is in place to fill vacancies as soon as possible. The Trust aims to learn from best practice at other Almshouses, and to build on relationships with the Almshouse Association and other Almshouses. The Deputy Clerk attended an Almshouse Association Regional Meeting in October 2022, and will be participating in the Almshouse Way Training in July 2023.

The trustees' annual report was approved on 11 September 2024 and signed on behalf of the board of trustees by:



Mrs L Close
Clerk to the Managing Trustees

The Heap Parkinson Homes

Independent Examiner's Report to the Trustees of The Heap Parkinson Homes

Year ended 31 March 2024

I report to the trustees on my examination of the financial statements of The Heap Parkinson Homes ('the charity') for the year ended 31 March 2024.

Responsibilities and basis of report

As the trustees of the charity you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the charity's financial statements carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the charity as required by section 130 of the Act; or
2. the financial statements do not accord with those records; or
3. the financial statements do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Steven Briggs FCA
Independent Examiner

Windle and Bowker Limited
Croft House
Station Road
Barnoldswick
Lancashire
BB18 5NA

The Heap Parkinson Homes

Statement of Financial Activities

Year ended 31 March 2024

		2024		2023
		Unrestricted funds	Total funds	Total funds
	Note	£	£	£
Income and endowments				
Charitable activities	4	45,655	45,655	46,427
Investment income	5	467	467	24
Other income	6	—	—	489
Total income		<u>46,122</u>	<u>46,122</u>	<u>46,940</u>
Expenditure				
Expenditure on charitable activities	7,8	9,411	9,411	8,719
Other expenditure	10	—	—	6,600
Total expenditure		<u>9,411</u>	<u>9,411</u>	<u>15,319</u>
Net income		<u>36,711</u>	<u>36,711</u>	<u>31,621</u>
Other recognised gains and losses				
Other gains/(losses) on investments		563	563	(152)
Net movement in funds		<u>37,274</u>	<u>37,274</u>	<u>31,469</u>
Reconciliation of funds				
Total funds brought forward		820,601	820,601	789,132
Total funds carried forward		<u>857,875</u>	<u>857,875</u>	<u>820,601</u>

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

The notes on pages 7 to 14 form part of these financial statements.

The Heap Parkinson Homes

Statement of Financial Position

31 March 2024

	Note	2024 £	£	2023 £
Fixed assets				
Tangible fixed assets	14		844,101	844,101
Investments	15		5,141	4,578
			<u>849,242</u>	<u>848,679</u>
Current assets				
Cash at bank and in hand		68,491		39,130
Creditors: amounts falling due within one year	16	<u>1,058</u>		<u>1,058</u>
Net current assets			<u>67,433</u>	<u>38,072</u>
Total assets less current liabilities			<u>916,675</u>	<u>886,751</u>
Creditors: amounts falling due after more than one year	17		<u>58,800</u>	<u>66,150</u>
Net assets			<u>857,875</u>	<u>820,601</u>
Funds of the charity				
Unrestricted funds			857,875	820,601
Total charity funds	18		<u>857,875</u>	<u>820,601</u>

These financial statements were approved by the board of trustees and authorised for issue on 11 September 2024, and are signed on behalf of the board by:



Mr P Madeley
Trustee

The notes on pages 7 to 14 form part of these financial statements.

The Heap Parkinson Homes

Notes to the Financial Statements

Year ended 31 March 2024

1. General information

The charity is a public benefit entity and a registered charity in England and Wales and is unincorporated. The address of the principal office is Skipton Town Council, Town Hall, High Street, Skipton, BD23 1FD.

2. Statement of compliance

These financial statements have been prepared in compliance with FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland', the 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) (Charities SORP (FRS 102)) and the Charities Act 2011.

3. Accounting policies

Basis of preparation

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through income or expenditure.

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

Going concern

There are no material uncertainties about the charity's ability to continue.

Judgements and key sources of estimation uncertainty

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. These estimates and judgements are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Fund accounting

Unrestricted funds are available for use at the discretion of the trustees to further any of the charity's purposes.

Designated funds are unrestricted funds earmarked by the trustees for particular future project or commitment.

Restricted funds are subjected to restrictions on their expenditure declared by the donor or through the terms of an appeal, and fall into one of two sub-classes: restricted income funds or endowment funds.

The Heap Parkinson Homes

Notes to the Financial Statements *(continued)*

Year ended 31 March 2024

3. Accounting policies *(continued)*

Incoming resources

All incoming resources are included in the statement of financial activities when entitlement has passed to the charity; it is probable that the economic benefits associated with the transaction will flow to the charity and the amount can be reliably measured. The following specific policies are applied to particular categories of income:

- income from donations or grants is recognised when there is evidence of entitlement to the gift, receipt is probable and its amount can be measured reliably.
- legacy income is recognised when receipt is probable and entitlement is established.
- income from donated goods is measured at the fair value of the goods unless this is impractical to measure reliably, in which case the value is derived from the cost to the donor or the estimated resale value. Donated facilities and services are recognised in the accounts when received if the value can be reliably measured. No amounts are included for the contribution of general volunteers.
- income from contracts for the supply of services is recognised with the delivery of the contracted service. This is classified as unrestricted funds unless there is a contractual requirement for it to be spent on a particular purpose and returned if unspent, in which case it may be regarded as restricted.

Resources expended

Expenditure is recognised on an accruals basis as a liability is incurred. Expenditure includes any VAT which cannot be fully recovered, and is classified under headings of the statement of financial activities to which it relates:

- expenditure on raising funds includes the costs of all fundraising activities, events, non-charitable trading activities, and the sale of donated goods.
- expenditure on charitable activities includes all costs incurred by a charity in undertaking activities that further its charitable aims for the benefit of its beneficiaries, including those support costs and costs relating to the governance of the charity apportioned to charitable activities.
- other expenditure includes all expenditure that is neither related to raising funds for the charity nor part of its expenditure on charitable activities.

All costs are allocated to expenditure categories reflecting the use of the resource. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs are apportioned between the activities they contribute to on a reasonable, justifiable and consistent basis.

Tangible assets

All fixed assets are initially recorded at cost.

Investments

Listed investments are measured at fair value at the year end with any changes in fair value being recognised in Statement of Financial Activities during the year.

The Heap Parkinson Homes

Notes to the Financial Statements *(continued)*

Year ended 31 March 2024

3. Accounting policies *(continued)*

Investments in associates

Investments in associates accounted for in accordance with the cost model are recorded at cost less any accumulated impairment losses.

Investments in associates accounted for in accordance with the fair value model are initially recorded at the transaction price. At each reporting date, the investments are measured at fair value, with changes in fair value taken through income or expenditure. Where it is impracticable to measure fair value reliably without undue cost or effort, the cost model will be adopted.

Dividends and other distributions received from the investment are recognised as income without regard to whether the distributions are from accumulated profits of the associate arising before or after the date of acquisition.

Investments in joint ventures

Investments in jointly controlled entities accounted for in accordance with the cost model are recorded at cost less any accumulated impairment losses.

Investments in jointly controlled entities accounted for in accordance with the fair value model are initially recorded at the transaction price. At each reporting date, the investments are measured at fair value, with changes in fair value taken through income or expenditure. Where it is impracticable to measure fair value reliably without undue cost or effort, the cost model will be adopted.

Dividends and other distributions received from the investment are recognised as income without regard to whether the distributions are from accumulated profits of the joint venture arising before or after the date of acquisition.

Impairment of fixed assets

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

For the purposes of impairment testing, when it is not possible to estimate the recoverable amount of an individual asset, an estimate is made of the recoverable amount of the cash-generating unit to which the asset belongs. The cash-generating unit is the smallest identifiable group of assets that includes the asset and generates cash inflows that largely independent of the cash inflows from other assets or groups of assets.

For impairment testing of goodwill, the goodwill acquired in a business combination is, from the acquisition date, allocated to each of the cash-generating units that are expected to benefit from the synergies of the combination, irrespective of whether other assets or liabilities of the charity are assigned to those units.

Financial instruments

A financial asset or a financial liability is recognised only when the charity becomes a party to the contractual provisions of the instrument.

The Heap Parkinson Homes

Notes to the Financial Statements *(continued)*

Year ended 31 March 2024

3. Accounting policies *(continued)*

Financial instruments *(continued)*

Basic financial instruments are initially recognised at the amount receivable or payable including any related transaction costs.

Current assets and current liabilities are subsequently measured at the cash or other consideration expected to be paid or received and not discounted.

Debt instruments are subsequently measured at amortised cost.

Where investments in shares are publicly traded or their fair value can otherwise be measured reliably, the investment is subsequently measured at fair value with changes in fair value recognised in income and expenditure. All other such investments are subsequently measured at cost less impairment.

Other financial instruments, including derivatives, are initially recognised at fair value, unless payment for an asset is deferred beyond normal business terms or financed at a rate of interest that is not a market rate, in which case the asset is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Other financial instruments are subsequently measured at fair value, with any changes recognised in the statement of financial activities, with the exception of hedging instruments in a designated hedging relationship.

Financial assets that are measured at cost or amortised cost are reviewed for objective evidence of impairment at the end of each reporting date. If there is objective evidence of impairment, an impairment loss is recognised under the appropriate heading in the statement of financial activities in which the initial gain was recognised.

For all equity instruments regardless of significance, and other financial assets that are individually significant, these are assessed individually for impairment. Other financial assets are either assessed individually or grouped on the basis of similar credit risk characteristics.

Any reversals of impairment are recognised immediately, to the extent that the reversal does not result in a carrying amount of the financial asset that exceeds what the carrying amount would have been had the impairment not previously been recognised.

4. Charitable activities

	Unrestricted Funds £	Total Funds 2024 £	Unrestricted Funds £	Total Funds 2023 £
Rental income	<u>45,655</u>	<u>45,655</u>	<u>46,427</u>	<u>46,427</u>

5. Investment income

	Unrestricted Funds £	Total Funds 2024 £	Unrestricted Funds £	Total Funds 2023 £
Bank interest received	<u>467</u>	<u>467</u>	<u>24</u>	<u>24</u>

The Heap Parkinson Homes

Notes to the Financial Statements *(continued)*

Year ended 31 March 2024

6. Other income

	Unrestricted Funds £	Total Funds 2024 £	Unrestricted Funds £	Total Funds 2023 £
Rates & water rates refund	—	—	489	489

7. Expenditure on charitable activities by fund type

	Unrestricted Funds £	Total Funds 2024 £	Unrestricted Funds £	Total Funds 2023 £
Charitable activities	6,244	6,244	5,484	5,484
Support costs	3,167	3,167	3,235	3,235
	<u>9,411</u>	<u>9,411</u>	<u>8,719</u>	<u>8,719</u>

8. Expenditure on charitable activities by activity type

	Activities undertaken directly £	Support costs £	Total funds 2024 £	Total fund 2023 £
Charitable activities	6,244	—	6,244	5,484
Governance costs	—	3,167	3,167	3,235
	<u>6,244</u>	<u>3,167</u>	<u>9,411</u>	<u>8,719</u>

9. Analysis of support costs

	Charitable activities £	Total 2024 £	Total 2023 £
Water rates	1,917	1,917	1,615
Rates	49	49	730
Light & heat	37	37	—
General repairs	2,754	2,754	2,048
Insurance	1,227	1,227	1,047
Garden expenses	260	260	44
	<u>6,244</u>	<u>6,244</u>	<u>5,484</u>

10. Other expenditure

	Unrestricted Funds £	Total Funds 2024 £	Unrestricted Funds £	Total Funds 2023 £
Goodwill payment	—	—	5,000	5,000
Legal and Professional	—	—	1,600	1,600
	<u>—</u>	<u>—</u>	<u>6,600</u>	<u>6,600</u>

The Heap Parkinson Homes
Notes to the Financial Statements *(continued)*
Year ended 31 March 2024

11. Independent examination fees

	2024	2023
	£	£
Fees payable to the independent examiner for: Independent examination of the financial statements	612	582
	<u> </u>	<u> </u>

12. Staff costs

The average head count of employees during the year was Nil (2023: Nil).

No employee received employee benefits of more than £60,000 during the year (2023: Nil).

13. Trustee remuneration and expenses

No remuneration or other benefits from employment with the charity or a related entity were received by the trustees.

No trustee expenses have been incurred.

14. Tangible fixed assets

	Land and buildings
	£
Cost	
At 1 April 2023 and 31 March 2024	844,101
Depreciation	
At 1 April 2023 and 31 March 2024	—
Carrying amount	
At 31 March 2024	844,101
At 31 March 2023	844,101

15. Investments

	Listed investments
	£
Cost or valuation	
At 1 April 2023	4,578
Additions	—
Fair value movements	563
At 31 March 2024	5,141
Impairment	
At 1 April 2023 and 31 March 2024	—
Carrying amount	
At 31 March 2024	5,141
At 31 March 2023	4,578

The Heap Parkinson Homes

Notes to the Financial Statements *(continued)*

Year ended 31 March 2024

15. Investments *(continued)*

All investments shown above are held at valuation.

Financial assets held at fair value

Listed investments are measured at fair value with changes in fair value being recognised in profit or loss based upon the market value at the year end.

16. Creditors: amounts falling due within one year

	2024	2023
	£	£
Accruals and deferred income	<u>1,058</u>	<u>1,058</u>

17. Creditors: amounts falling due after more than one year

	2024	2023
	£	£
The Almshouses loan	<u>58,800</u>	<u>66,150</u>

The Almshouses loan is for up to £70,000 plus £3,500 arrangement fee. The loan is interest free and repayments are being made every six months.

18. Analysis of charitable funds

Unrestricted funds

	At 1 April 2023	Income £	Expenditure £	Gains and losses £	At 31 March 2024
General funds	<u>820,601</u>	<u>46,122</u>	<u>(9,411)</u>	<u>563</u>	<u>857,875</u>

	At 1 April 2022	Income £	Expenditure £	Gains and losses £	At 31 March 2023
General funds	<u>789,132</u>	<u>46,940</u>	<u>(15,319)</u>	<u>(152)</u>	<u>820,601</u>

The Heap Parkinson Homes
Notes to the Financial Statements *(continued)*
Year ended 31 March 2024

19. Analysis of net assets between funds

	Unrestricted Funds	Total Funds 2024
	£	£
Tangible fixed assets	844,101	844,101
Investments	5,141	5,141
Current assets	68,491	68,491
Creditors less than 1 year	(1,058)	(1,058)
Creditors greater than 1 year	<u>(58,800)</u>	<u>(58,800)</u>
Net assets	<u>857,875</u>	<u>857,875</u>

	Unrestricted Funds	Total Funds 2023
	£	£
Tangible fixed assets	844,101	844,101
Investments	4,578	4,578
Current assets	39,130	39,130
Creditors less than 1 year	(1,058)	(1,058)
Creditors greater than 1 year	<u>(66,150)</u>	<u>(66,150)</u>
Net assets	<u>820,601</u>	<u>820,601</u>

20. Related parties

During the year Skipton Town Council provided administrative and other maintenance works support to the Charity at a cost of £2,148 (2023 £1,836). At the year end the amount due from Skipton Town Council £NIL (2023 NIL). The trustees of the Charity are all elected members of Skipton Town Council and the Clerk to the Trustees is the Chief Officer of Skipton Town Council.

THE HEAP-PARKINSON HOMES

England & Wales - Charity number 220129

Accounts

CHARITY REGISTRATION NUMBER: 220129

The Heap Parkinson Homes
Unaudited Financial Statements
31 March 2023

Windle and Bowker Limited
Chartered accountants
Croft House
Station Road
Barnoldswick
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BB18 5NA

The Heap Parkinson Homes

Financial Statements

Year ended 31 March 2023

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The Heap Parkinson Homes

Trustees' Annual Report

Year ended 31 March 2023

The trustees present their report and the unaudited financial statements of the charity for the year ended 31 March 2023.

Reference and administrative details

Registered charity name The Heap Parkinson Homes

Charity registration number 220129

Principal office Skipton Town Council
Town Hall
High Street
Skipton
North Yorkshire, BD23 1FD

The trustees

Mr C Harbron
Mr R G Heseltine
Mrs K McIntyre
Mr P Madeley (Chairman)
Mrs S Bentley
Mr R Judge
Mr W Feather
Mrs C Nash
Mr S Morton
Miss V Kettu
Mr D Noland
Mr L Morgan
Mr B McDaid
Mr M Courcier
Mr A Higgins
Ms A Heseltine

Clerk to the Trustees Mrs L Close

Independent examiner Steven Briggs FCA
Windle and Bowker Limited
Croft House
Station Road
Barnoldswick
Lancashire
BB18 5NA

The Heap Parkinson Homes

Trustees' Annual Report *(continued)*

Year ended 31 March 2023

Structure, governance and management

Heap Parkinson Homes was registered in 1963 and is currently constituted under its most recent Trust Deed, dated in 2001.

It oversees the running of land and associated alms houses, bequeathed to the Skipton Urban District Council (and subsequently transferred to Skipton Town Council on local government reorganisation in 1974) by the late Mrs Jane Parkinson in her will dated 7th December 1907.

The original six alms houses were subsequently increased, through a series of improvements and alterations - and now number twelve.

The Trustees to the Charity comprise the sixteen currently elected Members of Skipton Town Council acting as individuals and not in a corporate capacity.

Administrative support is provided by Officers of Skipton Town Council. The Chief Officer of the Town Council acts as Clerk to the Trustees.

The administrative costs associated with the support provided by the Town Council is recharged to the Charity.

Objectives and activities

The Charity's main object and its principal activity remains as the provision and maintenance of social housing for residents in the Skipton area, over the age of 55. The Trust has, traditionally, and in line with the original bequest, given preference to spinsters and widows - although this has been relaxed in recent years to take into account changes in the overall demand for the properties.

Over the course of 2022 and 2023 the Trustees have been reviewing the Trusts Scheme Documents, with some update and amendments due to be sent to the Charity Commission following final approval by the Trustees in June 2023.

A new appointments process has been adopted by the Trust, and appointment paperwork updated.

Achievements and performance

A programme of refurbishment commenced in September 2018. The schedule of work involves overall improvements to the fabric of the building to address matters such as water ingress and damp and to provide more cost-effective and reliable forms of heating and hot water.

The refurbishment of the 12th property was completed in the autumn of 2022. The Trust now undertake regular inspections of all properties to ensure that any issues are identified and actioned as soon as possible. In 2022 a legionella Risk Assessment was conducted on the property.

Externally the render was replaced, and new fencing and gates were installed.

The Heap Parkinson Homes

Trustees' Annual Report *(continued)*

Year ended 31 March 2023

Financial review

Rent collection remains at a 100% collection rate, and there is currently one property that is vacant. All properties were full in Dec 2022, however there is now one vacant property.

Generally, a surplus is generated in each operating month after any general maintenance or operational costs have been taken into account. The surplus funds, together with those accumulated in previous years and generated via the receipt of further bequests or donations, continue to be invested to maximise the return without risk.

Plans for future periods

Following the successful refurbishment of the properties, the aim of the Trust is to ensure that the properties are maintained to a good standard, and a robust appointments process is in place to fill vacancies as soon as possible. The Trust aims to learn from best practice at other Almshouses, and to build on relationships with the Almshouse Association and other Almshouses. The Deputy Clerk attended an Almshouse Association Regional Meeting in October 2022, and will be participating in the Almshouse Way Training in July 2023.

The trustees' annual report was approved on 18 May 2023 and signed on behalf of the board of trustees by:

Mrs L Close
Clerk to the Managing Trustees

The Heap Parkinson Homes

Independent Examiner's Report to the Trustees of The Heap Parkinson Homes

Year ended 31 March 2023

I report to the trustees on my examination of the financial statements of The Heap Parkinson Homes ('the charity') for the year ended 31 March 2023.

Responsibilities and basis of report

As the trustees of the charity you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the charity's financial statements carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the charity as required by section 130 of the Act; or
2. the financial statements do not accord with those records; or
3. the financial statements do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Steven Briggs FCA
Independent Examiner

Windle and Bowker Limited
Croft House
Station Road
Barnoldswick
Lancashire
BB18 5NA

18 May 2023

The Heap Parkinson Homes

Statement of Financial Activities

Year ended 31 March 2023

		2023		2022
		Unrestricted funds	Total funds	Total funds
	Note	£	£	£
Income and endowments				
Charitable activities	4	46,427	46,427	37,655
Investment income	5	24	24	1
Other income	6	489	489	424
Total income		<u>46,940</u>	<u>46,940</u>	<u>38,080</u>
Expenditure				
Expenditure on charitable activities	7,8	8,719	8,719	11,490
Other expenditure	10	6,600	6,600	–
Total expenditure		<u>15,319</u>	<u>15,319</u>	<u>11,490</u>
Net income		<u>31,621</u>	<u>31,621</u>	<u>26,590</u>
Other recognised gains and losses				
Other gains/(losses) on investments		(152)	(152)	3,593
Net movement in funds		31,469	31,469	30,183
Reconciliation of funds				
Total funds brought forward		789,132	789,132	758,949
Total funds carried forward		<u>820,601</u>	<u>820,601</u>	<u>789,132</u>

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

The notes on pages 7 to 14 form part of these financial statements.

The Heap Parkinson Homes

Statement of Financial Position

31 March 2023

	Note	2023 £	£	2022 £
Fixed assets				
Tangible fixed assets	14		844,101	838,758
Investments	15		4,578	18,730
			848,679	857,488
Current assets				
Debtors	16		-	489
Cash at bank and in hand			39,130	9,418
			39,130	9,907
Creditors: amounts falling due within one year	17		1,058	4,763
Net current assets			38,072	5,144
Total assets less current liabilities			886,751	862,632
Creditors: amounts falling due after more than one year	18		66,150	73,500
Net assets			820,601	789,132
Funds of the charity				
Unrestricted funds			820,601	789,132
Total charity funds	19		820,601	789,132

These financial statements were approved by the board of trustees and authorised for issue on 18 May 2023, and are signed on behalf of the board by:

Mr P Madeley
Chairman

The notes on pages 7 to 14 form part of these financial statements.

The Heap Parkinson Homes
Notes to the Financial Statements
Year ended 31 March 2023

1. General information

The charity is a public benefit entity and a registered charity in England and Wales and is unincorporated. The address of the principal office is Skipton Town Council, Town Hall, High Street, Skipton, BD23 1FD.

2. Statement of compliance

These financial statements have been prepared in compliance with FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland', the 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) (Charities SORP (FRS 102)) and the Charities Act 2011.

3. Accounting policies

Basis of preparation

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through income or expenditure.

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

Going concern

There are no material uncertainties about the charity's ability to continue.

Judgements and key sources of estimation uncertainty

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. These estimates and judgements are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Fund accounting

Unrestricted funds are available for use at the discretion of the trustees to further any of the charity's purposes.

Designated funds are unrestricted funds earmarked by the trustees for particular future project or commitment.

Restricted funds are subjected to restrictions on their expenditure declared by the donor or through the terms of an appeal, and fall into one of two sub-classes: restricted income funds or endowment funds.

The Heap Parkinson Homes

Notes to the Financial Statements *(continued)*

Year ended 31 March 2023

3. Accounting policies *(continued)*

Incoming resources

All incoming resources are included in the statement of financial activities when entitlement has passed to the charity; it is probable that the economic benefits associated with the transaction will flow to the charity and the amount can be reliably measured. The following specific policies are applied to particular categories of income:

- income from donations or grants is recognised when there is evidence of entitlement to the gift, receipt is probable and its amount can be measured reliably.
- legacy income is recognised when receipt is probable and entitlement is established.
- income from donated goods is measured at the fair value of the goods unless this is impractical to measure reliably, in which case the value is derived from the cost to the donor or the estimated resale value. Donated facilities and services are recognised in the accounts when received if the value can be reliably measured. No amounts are included for the contribution of general volunteers.
- income from contracts for the supply of services is recognised with the delivery of the contracted service. This is classified as unrestricted funds unless there is a contractual requirement for it to be spent on a particular purpose and returned if unspent, in which case it may be regarded as restricted.

Resources expended

Expenditure is recognised on an accruals basis as a liability is incurred. Expenditure includes any VAT which cannot be fully recovered, and is classified under headings of the statement of financial activities to which it relates:

- expenditure on raising funds includes the costs of all fundraising activities, events, non-charitable trading activities, and the sale of donated goods.
- expenditure on charitable activities includes all costs incurred by a charity in undertaking activities that further its charitable aims for the benefit of its beneficiaries, including those support costs and costs relating to the governance of the charity apportioned to charitable activities.
- other expenditure includes all expenditure that is neither related to raising funds for the charity nor part of its expenditure on charitable activities.

All costs are allocated to expenditure categories reflecting the use of the resource. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs are apportioned between the activities they contribute to on a reasonable, justifiable and consistent basis.

Tangible assets

All fixed assets are initially recorded at cost.

Investments

Listed investments are measured at fair value at the year end with any changes in fair value being recognised in Statement of Financial Activities during the year.

The Heap Parkinson Homes

Notes to the Financial Statements *(continued)*

Year ended 31 March 2023

3. Accounting policies *(continued)*

Investments in associates

Investments in associates accounted for in accordance with the cost model are recorded at cost less any accumulated impairment losses.

Investments in associates accounted for in accordance with the fair value model are initially recorded at the transaction price. At each reporting date, the investments are measured at fair value, with changes in fair value taken through income or expenditure. Where it is impracticable to measure fair value reliably without undue cost or effort, the cost model will be adopted.

Dividends and other distributions received from the investment are recognised as income without regard to whether the distributions are from accumulated profits of the associate arising before or after the date of acquisition.

Investments in joint ventures

Investments in jointly controlled entities accounted for in accordance with the cost model are recorded at cost less any accumulated impairment losses.

Investments in jointly controlled entities accounted for in accordance with the fair value model are initially recorded at the transaction price. At each reporting date, the investments are measured at fair value, with changes in fair value taken through income or expenditure. Where it is impracticable to measure fair value reliably without undue cost or effort, the cost model will be adopted.

Dividends and other distributions received from the investment are recognised as income without regard to whether the distributions are from accumulated profits of the joint venture arising before or after the date of acquisition.

Impairment of fixed assets

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

For the purposes of impairment testing, when it is not possible to estimate the recoverable amount of an individual asset, an estimate is made of the recoverable amount of the cash-generating unit to which the asset belongs. The cash-generating unit is the smallest identifiable group of assets that includes the asset and generates cash inflows that largely independent of the cash inflows from other assets or groups of assets.

For impairment testing of goodwill, the goodwill acquired in a business combination is, from the acquisition date, allocated to each of the cash-generating units that are expected to benefit from the synergies of the combination, irrespective of whether other assets or liabilities of the charity are assigned to those units.

Financial instruments

A financial asset or a financial liability is recognised only when the charity becomes a party to the contractual provisions of the instrument.

The Heap Parkinson Homes

Notes to the Financial Statements *(continued)*

Year ended 31 March 2023

3. Accounting policies *(continued)*

Financial instruments *(continued)*

Basic financial instruments are initially recognised at the amount receivable or payable including any related transaction costs.

Current assets and current liabilities are subsequently measured at the cash or other consideration expected to be paid or received and not discounted.

Debt instruments are subsequently measured at amortised cost.

Where investments in shares are publicly traded or their fair value can otherwise be measured reliably, the investment is subsequently measured at fair value with changes in fair value recognised in income and expenditure. All other such investments are subsequently measured at cost less impairment.

Other financial instruments, including derivatives, are initially recognised at fair value, unless payment for an asset is deferred beyond normal business terms or financed at a rate of interest that is not a market rate, in which case the asset is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Other financial instruments are subsequently measured at fair value, with any changes recognised in the statement of financial activities, with the exception of hedging instruments in a designated hedging relationship.

Financial assets that are measured at cost or amortised cost are reviewed for objective evidence of impairment at the end of each reporting date. If there is objective evidence of impairment, an impairment loss is recognised under the appropriate heading in the statement of financial activities in which the initial gain was recognised.

For all equity instruments regardless of significance, and other financial assets that are individually significant, these are assessed individually for impairment. Other financial assets are either assessed individually or grouped on the basis of similar credit risk characteristics.

Any reversals of impairment are recognised immediately, to the extent that the reversal does not result in a carrying amount of the financial asset that exceeds what the carrying amount would have been had the impairment not previously been recognised.

4. Charitable activities

	Unrestricted Funds	Total Funds 2023	Unrestricted Funds	Total Funds 2022
	£	£	£	£
Rental income	<u>46,427</u>	<u>46,427</u>	<u>37,655</u>	<u>37,655</u>

5. Investment income

	Unrestricted Funds	Total Funds 2023	Unrestricted Funds	Total Funds 2022
	£	£	£	£
Bank interest received	<u>24</u>	<u>24</u>	<u>1</u>	<u>1</u>

The Heap Parkinson Homes

Notes to the Financial Statements *(continued)*

Year ended 31 March 2023

6. Other income

	Unrestricted Funds	Total Funds 2023	Unrestricted Funds	Total Funds 2022
	£	£	£	£
Rates & water rates refund	489	489	232	232
Power refund	—	—	192	192
	<u>489</u>	<u>489</u>	<u>424</u>	<u>424</u>

7. Expenditure on charitable activities by fund type

	Unrestricted Funds	Total Funds 2023	Unrestricted Funds	Total Funds 2022
	£	£	£	£
Charitable activities	5,484	5,484	7,698	7,698
Support costs	3,235	3,235	3,792	3,792
	<u>8,719</u>	<u>8,719</u>	<u>11,490</u>	<u>11,490</u>

8. Expenditure on charitable activities by activity type

	Activities undertaken directly	Support costs	Total funds 2023	Total fund 2022
	£	£	£	£
Charitable activities	5,484	—	5,484	7,698
Governance costs	—	3,235	3,235	3,792
	<u>5,484</u>	<u>3,235</u>	<u>8,719</u>	<u>11,490</u>

9. Analysis of support costs

	Charitable activities	Total 2023	Total 2022
	£	£	£
Water rates	1,615	1,615	1,421
Rates	730	730	3,519
Light & heat	—	—	507
General repairs	2,048	2,048	1,252
Insurance	1,047	1,047	963
Garden expenses	44	44	36
	<u>5,484</u>	<u>5,484</u>	<u>7,698</u>

10. Other expenditure

	Unrestricted Funds	Total Funds 2023	Unrestricted Funds	Total Funds 2022
	£	£	£	£
Goodwill payment	5,000	5,000	—	—
Legal and Professional	1,600	1,600	—	—
	<u>6,600</u>	<u>6,600</u>	<u>—</u>	<u>—</u>

The Heap Parkinson Homes

Notes to the Financial Statements *(continued)*

Year ended 31 March 2023

11. Independent examination fees

	2023	2022
	£	£
Fees payable to the independent examiner for: Independent examination of the financial statements	<u>582</u>	<u>570</u>

12. Staff costs

The average head count of employees during the year was Nil (2022: Nil).

No employee received employee benefits of more than £60,000 during the year (2022: Nil).

13. Trustee remuneration and expenses

No remuneration or other benefits from employment with the charity or a related entity were received by the trustees.

No trustee expenses have been incurred.

14. Tangible fixed assets

	Land and buildings £
Cost	
At 1 April 2022	838,758
Additions	<u>5,343</u>
At 31 March 2023	<u>844,101</u>
Depreciation	
At 1 April 2022 and 31 March 2023	<u>—</u>
Carrying amount	
At 31 March 2023	<u>844,101</u>
At 31 March 2022	<u>838,758</u>

The Heap Parkinson Homes

Notes to the Financial Statements *(continued)*

Year ended 31 March 2023

15. Investments

	Listed investments £
Cost or valuation	
At 1 April 2022	18,730
Additions	1,000
Disposals	(15,000)
Fair value movements	<u>(152)</u>
At 31 March 2023	<u>4,578</u>
Impairment	
At 1 April 2022 and 31 March 2023	
Carrying amount	
At 31 March 2023	<u>4,578</u>
At 31 March 2022	<u>18,730</u>

All investments shown above are held at valuation.

Financial assets held at fair value

Listed investments are measured at fair value with changes in fair value being recognised in profit or loss based upon the market value at the year end.

16. Debtors

	2023 £	2022 £
Prepayments and accrued income	<u>-</u>	<u>489</u>

17. Creditors: amounts falling due within one year

	2023 £	2022 £
Accruals and deferred income	<u>1,628</u>	<u>5,321</u>

18. Creditors: amounts falling due after more than one year

	2023 £	2022 £
The Almshouses loan	<u>66,150</u>	<u>73,500</u>

The Almshouses loan is for up to £70,000 plus £3,500 arrangement fee. The loan is interest free and repayments are being made every six months.

The Heap Parkinson Homes

Notes to the Financial Statements *(continued)*

Year ended 31 March 2023

19. Analysis of charitable funds

Unrestricted funds

	At 1 April 2022	Income	Expenditure	Gains and losses	At 31 March 2023
	£	£	£	£	£
General funds	<u>789,132</u>	<u>46,940</u>	<u>(15,319)</u>	<u>(152)</u>	<u>820,601</u>

	At 1 April 2021	Income	Expenditure	Gains and losses	At 31 March 2022
	£	£	£	£	£
General funds	<u>758,949</u>	<u>38,080</u>	<u>(11,490)</u>	<u>3,593</u>	<u>789,132</u>

20. Analysis of net assets between funds

	Unrestricted Funds	Total Funds 2023
	£	£
Tangible fixed assets	844,101	844,101
Investments	4,578	4,578
Current assets	39,130	39,130
Creditors less than 1 year	(1,058)	(1,058)
Creditors greater than 1 year	<u>(66,150)</u>	<u>(66,150)</u>
Net assets	<u>820,601</u>	<u>820,601</u>

	Unrestricted Funds	Total Funds 2022
	£	£
Tangible fixed assets	838,758	838,758
Investments	18,730	18,730
Current assets	9,907	9,907
Creditors less than 1 year	(4,763)	(4,763)
Creditors greater than 1 year	<u>(73,500)</u>	<u>(73,500)</u>
Net assets	<u>789,132</u>	<u>789,132</u>

21. Related parties

During the year Skipton Town Council provided administrative and other maintenance works support to the Charity at a cost of £1,836 (2022 £3,489). At the year end the amount due from Skipton Town Council £NIL (2022 £489). The trustees of the Charity are all elected members of Skipton Town Council and the Clerk to the Trustees is the Chief Officer of Skipton Town Council.

THE HEAP-PARKINSON HOMES

England & Wales - Charity number 220129

Accounts

Windle and Bowker Limited
Chartered Accountants
Croft House
Station Road
Barnoldswick
Lancashire
BB18 5NA

The Heap Parkinson Homes
Unaudited Financial Statements
31 March 2022

The Heap Parkinson Homes
Financial Statements
Year ended 31 March 2022

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1	Trustees' annual report
4	Independent examiner's report to the trustees
5	Statement of financial activities
6	Statement of financial position
7	Notes to the financial statements

The Heap Parkinson Homes

Trustees' Annual Report

Year ended 31 March 2022

The trustees present their report and the unaudited financial statements of the charity for the year ended 31 March 2022.

Reference and administrative details

Registered charity name The Heap Parkinson Homes

Charity registration number 220129

Principal office

Skipton Town Council
Town Hall
High Street
Skipton
North Yorkshire, BD23 1FD

The trustees

Mr J Dawson
Mr R G Heselaine
Mr E Jaquin
Mrs K McIntyre
Mr G Bell
M A Hickman
Mr P Madeley
Mr T Barrett
Mrs S Bentley
Mr A Solloway
Mrs R Mahmood
Mr R Judge
Mr D Shaw
Mr D Painter
Mr W Feather
Mrs C Nash

Clerk to the Trustees

Mrs L Close

Independent examiner

Steven Briggs FCA
Windle and Bowker Limited
Croft House
Station Road
Barnoldswick
Lancashire
BB18 5NA

The Heap Parkinson Homes

Trustees' Annual Report (continued)

Year ended 31 March 2022

Structure, governance and management

Heap Parkinson Homes was registered in 1963 and is currently constituted under its most recent Trust Deed, dated in 2001.

It oversees the running of land and associated almshouses, bequeathed to the Skipton Urban District Council (and subsequently transferred to Skipton Town Council on local government reorganisation in 1974) by the late Mrs Jane Parkinson in her will dated 7th December 1907.

The original six almshouses were subsequently increased, through a series of improvements and alterations - and now number twelve.

The Trustees to the Charity comprise the sixteen currently elected Members of Skipton Town Council acting as individuals and not in a corporate capacity.

Administrative support is provided by Officers of Skipton Town Council. The Chief Officer of the Town Council acts as Clerk to the Trustees.

The administrative costs associated with the support provided by the Town Council is recharged to the Charity.

Objectives and activities

The Charity's main object and its principal activity remains as the provision and maintenance of social housing for residents in the Skipton area, over the age of 55. The Trust has, traditionally, and in line with the original bequest, given preference to spinsters and widows - although this has been relaxed in recent years to take into account changes in the overall demand for the properties.

Achievements and performance

A programme of refurbishment commenced in September 2018. The schedule of work involves overall improvements to the fabric of the building to address matters such as water ingress and damp and to provide more cost-effective and reliable forms of heating and hot water.

The first three properties were completed in March 2019. There was some impact on the timescales for the further refurbishment of properties due to the impact of the COVID-19 Pandemic. However, work recommenced in January 2021, with all but one property now completed. The last remaining property is due to be completed in late spring 2022. Energy Performance Inspections were carried out in March 2022, and all properties received a C rating, which is above average for the type of property.

Financial review

Rent collection remains at a 100% collection rate, and there is currently one vacant property that is vacant due to it being refurbishment. There is currently a waiting list of 3 people.

Generally, a surplus is generated in each operating month after any general maintenance or operational costs have been taken into account. The surplus funds, together with those accumulated in previous years and generated via the receipt of further bequests or donations, continue to be invested to maximise the return without risk.

These investments are now being drawn down and used towards the redevelopment of the properties and funds can generally be accessed at short notice when required.

The Heap Parkinson Homes

Trustees' Annual Report *(continued)*

Year ended 31 March 2022

Plans for future periods

Following the successful refurbishment of the interior of the homes, work will be done during 2022/23 to improve the exterior of the properties including re-rendering which has already commenced, tarmacing and replacing fencing. Plans are now in place to regularly inspect the properties to ensure any issues are identified and dealt with as soon as possible.

The trustees' annual report was approved on 23 June 2022 and signed on behalf of the board of trustees by:

Mrs L Close
Clerk to the Managing Trustees



The Heap Parkinson Homes

Independent Examiner's Report to the Trustees of The Heap Parkinson Homes

Year ended 31 March 2022

I report to the trustees on my examination of the financial statements of The Heap Parkinson Homes ('the charity') for the year ended 31 March 2022.

Responsibilities and basis of report

As the trustees of the charity, you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the charity's financial statements carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the charity as required by section 130 of the Act; or

2. the financial statements do not accord with those records; or

3. the financial statements do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Steven Briggs FCA
Independent Examiner
Windle and Bowker Limited
Croft House
Station Road
Barnoldswick
Lancashire
BB18 5NA

The Heap Parkinson Homes
Statement of Financial Activities
Year ended 31 March 2022

	2022	2021
Income and endowments		
Charitable activities	37,655	32,938
Investment income	1	18
Other income	424	945
Total income	38,080	33,901
Expenditure		
Expenditure on charitable activities	11,490	15,212
Total expenditure	11,490	15,212
Net income	26,590	18,689
Other recognised gains and losses		
Other gains/(losses) on investments	3,593	6,306
Net movement in funds	30,183	24,995
Reconciliation of funds		
Total funds brought forward	758,949	733,954
Total funds carried forward	789,132	758,949

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

The Heap Parkinson Homes
Statement of Financial Position
31 March 2022

	2022	2021
Fixed assets		
Tangible fixed assets	838,758	713,586
Investments	18,730	34,137
	<u>857,488</u>	<u>747,723</u>
Current assets		
Debtors	489	-
Cash at bank and in hand	9,418	37,369
	<u>9,907</u>	<u>37,369</u>
Creditors: amounts falling due within one year	4,763	2,794
Net current assets	5,144	34,575
Total assets less current liabilities	<u>862,632</u>	<u>782,298</u>
Creditors: amounts falling due after more than one year	17	23,349
Net assets	<u>73,500</u>	<u>23,349</u>
Funds of the charity	789,132	758,949
Unrestricted funds	789,132	758,949
Total charity funds	<u>789,132</u>	<u>758,949</u>

These financial statements were approved by the board of trustees and authorised for issue on 23 June 2022, and are signed on behalf of the board by:


Chairman

The Heap Parkinson Homes

Notes to the Financial Statements

Year ended 31 March 2022

1. General information

The charity is a public benefit entity and a registered charity in England and Wales and is unincorporated. The address of the principal office is Skipton Town Council, Town Hall, High Street, Skipton, BD23 1FD.

2. Statement of compliance

These financial statements have been prepared in compliance with FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland', the 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) (Charities SORP (FRS 102)) and the Charities Act 2011.

3. Accounting policies

Basis of preparation

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through income or expenditure.

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

Going concern

There are no material uncertainties about the charity's ability to continue.

Judgements and key sources of estimation uncertainty

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. These estimates and judgements are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Fund accounting

Unrestricted funds are available for use at the discretion of the trustees to further any of the charity's purposes.

Designated funds are unrestricted funds earmarked by the trustees for particular future project or commitment.

Restricted funds are subjected to restrictions on their expenditure declared by the donor or through the terms of an appeal, and fall into one of two sub-classes: restricted income funds or endowment funds.

The Heap Parkinson Homes
Notes to the Financial Statements (continued)
Year ended 31 March 2022

3. Accounting policies (continued)

All incoming resources are included in the statement of financial activities when entitlement has passed to the charity; it is probable that the economic benefits associated with the transaction will flow to the charity and the amount can be reliably measured. The following specific policies are applied to particular categories of income:

- income from donations or grants is recognised when there is evidence of entitlement to the gift, receipt is probable and its amount can be measured reliably.
- legacy income is recognised when receipt is probable and entitlement is established.

- income from donated goods is measured at the fair value of the goods unless this is impractical to measure reliably, in which case the value is derived from the cost to the donor or the estimated resale value. Donated facilities and services are recognised in the accounts when received if the value can be reliably measured. No amounts are included for the contribution of general volunteers.

- income from contracts for the supply of services is recognised with the delivery of the contracted service. This is classified as unrestricted funds unless there is a contractual requirement for it to be spent on a particular purpose and returned if unspent, in which case it may be regarded as restricted.

Resources expended

Expenditure is recognised on an accruals basis as a liability is incurred. Expenditure includes any VAT which cannot be fully recovered, and is classified under headings of the statement of financial activities to which it relates:

- expenditure on raising funds includes the costs of all fundraising activities, events, non-charitable trading activities, and the sale of donated goods.
- expenditure on charitable activities includes all costs incurred by a charity in undertaking activities that further its charitable aims for the benefit of its beneficiaries, including those support costs and costs relating to the governance of the charity apportioned to charitable activities.
- other expenditure includes all expenditure that is neither related to raising funds for the charity nor part of its expenditure on charitable activities.

All costs are allocated to expenditure categories reflecting the use of the resource. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs are apportioned between the activities they contribute to on a reasonable, justifiable and consistent basis.

Tangible assets

All fixed assets are initially recorded at cost.

Investments

Listed investments are measured at fair value at the year end with any changes in fair value being recognised in Statement of Financial Activities during the year.

The Heap Parkinson Homes

Notes to the Financial Statements (continued)

Year ended 31 March 2022

3. Accounting policies (continued)

Investments in associates

Investments in associates accounted for in accordance with the cost model are recorded at cost less any accumulated impairment losses.

Investments in associates accounted for in accordance with the fair value model are initially recorded at the transaction price. At each reporting date, the investments are measured at fair value, with changes in fair value taken through income or expenditure. Where it is impracticable to measure fair value reliably without undue cost or effort, the cost model will be adopted.

Dividends and other distributions received from the investment are recognised as income without regard to whether the distributions are from accumulated profits of the associate arising before or after the date of acquisition.

Investments in joint ventures

Investments in jointly controlled entities accounted for in accordance with the cost model are recorded at cost less any accumulated impairment losses.

Investments in jointly controlled entities accounted for in accordance with the fair value model are initially recorded at the transaction price. At each reporting date, the investments are measured at fair value, with changes in fair value taken through income or expenditure. Where it is impracticable to measure fair value reliably without undue cost or effort, the cost model will be adopted.

Dividends and other distributions received from the investment are recognised as income without regard to whether the distributions are from accumulated profits of the joint venture arising before or after the date of acquisition.

Impairment of fixed assets

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

For the purposes of impairment testing, when it is not possible to estimate the recoverable amount of an individual asset, an estimate is made of the recoverable amount of the cash-generating unit to which the asset belongs. The cash-generating unit is the smallest identifiable group of assets that includes the asset and generates cash inflows that largely independent of the cash inflows from other assets or groups of assets.

For impairment testing of goodwill, the goodwill acquired in a business combination is, from the acquisition date, allocated to each of the cash-generating units that are expected to benefit from the synergies of the combination, irrespective of whether other assets or liabilities of the charity are assigned to those units.

Financial instruments

A financial asset or a financial liability is recognised only when the charity becomes a party to the contractual provisions of the instrument.

The Heap Parkinson Homes

Notes to the Financial Statements (continued)

Year ended 31 March 2022

3.

Accounting policies (continued)

Financial instruments (continued)

Basic financial instruments are initially recognised at the amount receivable or payable including any related transaction costs.

Current assets and current liabilities are subsequently measured at the cash or other consideration expected to be paid or received and not discounted.

Debt instruments are subsequently measured at amortised cost.

Where investments in shares are publicly traded or their fair value can otherwise be measured reliably, the investment is subsequently measured at fair value with changes in fair value recognised in income and expenditure. All other such investments are subsequently measured at cost less impairment.

Other financial instruments, including derivatives, are initially recognised at fair value, unless payment for an asset is deferred beyond normal business terms or financed at a rate of interest that is not a market rate, in which case the asset is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Other financial instruments are subsequently measured at fair value, with any changes recognised in the statement of financial activities, with the exception of hedging instruments in a designated hedging relationship.

Financial assets that are measured at cost or amortised cost are reviewed for objective evidence of impairment at the end of each reporting date. If there is objective evidence of impairment, an impairment loss is recognised under the appropriate heading in the statement of financial activities in which the initial gain was recognised.

For all equity instruments regardless of significance, and other financial assets that are individually significant, these are assessed individually for impairment. Other financial assets are either assessed individually or grouped on the basis of similar credit risk characteristics.

Any reversals of impairment are recognised immediately, to the extent that the reversal does not result in a carrying amount of the financial asset that exceeds what the carrying amount would have been had the impairment not previously been recognised.

4.

Charitable activities

	Unrestricted Funds	Total Funds 2022	Unrestricted Funds	Total Funds 2021
Rental income	£ 37,655	£ 37,655	£ 32,938	£ 32,938

5.

Investment income

	Unrestricted Funds	Total Funds 2022	Unrestricted Funds	Total Funds 2021
Bank interest received	£ 1	£ 1	£ 18	£ 18

The Heap Parkinson Homes

Notes to the Financial Statements (continued)

Year ended 31 March 2022

	2022	2021
6. Other income		
Unrestricted Funds	424	424
Total Funds	424	424
Unrestricted Funds	192	192
Total Funds	192	192
Rates & water rates refund	232	232
Power refund	—	—
Total Funds	945	945
Unrestricted Funds	945	945
Total Funds	945	945
7. Expenditure on charitable activities by fund type		
Unrestricted Funds	11,490	15,212
Total Funds	11,490	15,212
Unrestricted Funds	7,698	13,525
Total Funds	7,698	13,525
Charitable activities	7,698	13,525
Support costs	—	1,687
Total Funds	7,698	15,212
Unrestricted Funds	7,698	13,525
Total Funds	7,698	15,212
8. Expenditure on charitable activities by activity type		
Activities undertaken directly	7,698	13,525
Charitable activities	7,698	13,525
Governance costs	—	1,687
Total Funds	7,698	15,212
Unrestricted Funds	7,698	13,525
Total Funds	7,698	15,212
9. Analysis of support costs		
Charitable activities	3,792	3,792
Support costs	—	—
Total Funds	3,792	3,792
Unrestricted Funds	3,792	3,792
Total Funds	3,792	3,792
10. Independent examination fees		
Charitable activities	1,421	1,421
Water rates	1,421	1,421
Rates	3,519	3,519
Light & heat	507	507
General repairs	1,252	1,252
Insurance	963	963
Loan arrangement fee	—	—
Garden expenses	36	36
Rent refund	—	—
General expenses	—	—
General expenses	—	—
Total 2022	7,698	13,525
Total 2021	7,698	13,525
Fees payable to the independent examiner for: Independent examination of the financial statements	570	558

The Heap Parkinson Homes

Notes to the Financial Statements (continued)

Year ended 31 March 2022

11. Staff costs

The average head count of employees during the year was Nil (2021: Nil).

No employee received employee benefits of more than £60,000 during the year (2021: Nil).

12. Trustee remuneration and expenses

No remuneration or other benefits from employment with the charity or a related entity were received by the trustees.

No trustee expenses have been incurred.

13. Tangible fixed assets

Land and
buildings

713,586

125,172

838,758

-

838,758

713,586

14. Investments

Listed
investments

34,137

1,000

(20,000)

3,593

18,730

34,137

18,730

Cost or valuation

At 1 April 2021

Additions

Disposals

Fair value movements

At 31 March 2022

Impairment

At 1 April 2021 and 31 March 2022

Carrying amount

At 31 March 2022

All investments shown above are held at valuation.

The Heap Parkinson Homes

Notes to the Financial Statements (continued)

Year ended 31 March 2022

14. Investments (continued)

Financial assets held at fair value

Listed investments are measured at fair value with changes in fair value being recognised in profit or loss based upon the market value at the year end.

15. Debtors

Prepayments and accrued income	2022	2021
	£ 489	£ -

16. Creditors: amounts falling due within one year

Accruals and deferred income	2022	2021
	£ 4,763	£ 2,794

17. Creditors: amounts falling due after more than one year

The Alms houses loan	2022	2021
	£ 73,500	£ 23,349

The Alms houses loan is for up to £70,000 plus £3,500 arrangement fee. The loan is interest free and repayable six months after the last tranche is drawn down.

18. Analysis of charitable funds

Unrestricted funds

	At 1 April 2021	Income	Expenditure	Gains and losses	At 31 March 2022
General funds	£ 758,949	£ 38,080	£ (11,490)	£ 3,593	£ 789,132
	At 1 April 2020	Income	Expenditure	Gains and losses	At 31 March 2021
General funds	£ 733,954	£ 33,901	£ (15,212)	£ 6,306	£ 758,949

The Heap Parkinson Homes

Notes to the Financial Statements (continued)

Year ended 31 March 2022

19. Analysis of net assets between funds

	Unrestricted Funds	2022	Unrestricted Funds	2021
Net assets	789,132	789,132	758,949	758,949
Tangible fixed assets	838,758	838,758	713,586	713,586
Investments	18,730	18,730	34,137	34,137
Current assets	9,907	9,907	37,369	37,369
Creditors less than 1 year	(4,763)	(4,763)	(2,794)	(2,794)
Creditors greater than 1 year	(73,500)	(73,500)	(23,349)	(23,349)
Net assets	789,132	789,132	758,949	758,949

20. Related parties

During the year Skipton Town Council provided administrative and other maintenance works support to the Charity at a cost of £3,489 (2021 £nil). The Council also provided Project Management services at a cost of £nil (2021 £704), these costs are included in capital additions to the property. At the year end the amount outstanding to Skipton Town Council was £nil (2021 £704) and due from Skipton Town Council £489 (2021 £nil). The trustees of the Charity are all elected members of Skipton Town Council and the Clerk to the Trustees is the Chief Officer of Skipton Town Council.

THE HEAP-PARKINSON HOMES

England & Wales - Charity number 220129

Accounts

CHARITY REGISTRATION NUMBER: 220129

The Heap Parkinson Homes
Unaudited Financial Statements
31 March 2021

Windle & Bowker Limited
Chartered Accountants
Croft House
Station Road
Barnoldswick
Lancashire
BB18 5NA

The Heap Parkinson Homes

Financial Statements

Year ended 31 March 2021

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Trustees' annual report	1
Independent examiner's report to the trustees	4
Statement of financial activities	5
Statement of financial position	6
Notes to the financial statements	7

The Heap Parkinson Homes

Trustees' Annual Report

Year ended 31 March 2021

The trustees present their report and the unaudited financial statements of the charity for the year ended 31 March 2021.

Reference and administrative details

Registered charity name The Heap Parkinson Homes

Charity registration number 220129

Principal office Skipton Town Council
Town Hall
High Street
Skipton
North Yorkshire, BD23 1FD

The trustees

Mr J Dawson
Mr R G Heseltine
Mr E Jaquin
Mrs K McIntyre
Mr G Bell
M A Hickman
Mr P Madeley
Mr T Barrett
Mrs S Bentley
Mr A Solloway
Mrs R Mahmood
Mr R Judge
Mr D Shaw
Mr D Painter
Mr W Feather
Mrs C Nash

Clerk to the trustees Mrs L Close

Independent examiner Steven Briggs FCA
Windle & Bowker Limited
Croft House
Station Road
Barnoldswick
Lancashire
BB18 5NA

The Heap Parkinson Homes

Trustees' Annual Report *(continued)*

Year ended 31 March 2021

Structure, governance and management

Heap Parkinson Homes was registered in 1963 and is currently constituted under its most recent Trust Deed, dated in 2001.

It oversees the running of land and associated alms houses, bequeathed to the Skipton Urban District Council (and subsequently transferred to Skipton Town Council on local government reorganisation in 1974) by the late Mr Jane Parkinson in her will dated 7th December 1907.

The original six alms houses were subsequently increased, through a series of improvements and alterations - and now number eleven.

The Trustees to the Charity comprise the sixteen currently elected Members of Skipton Town Council acting as individuals and not in a corporate capacity.

A nominated Management Committee of Trustees manages the estate under delegated authority, with administrative support provided by Officers of Skipton Town Council. The Chief Officer of the Town Council acts as Clerk to the Trustees.

The administrative costs associated with the support provided by the Town Council is recharged to the Charity.

Objectives and activities

The Charity's main object and its principal activity remains as the provision and maintenance of social housing for residents in the Skipton area, over the age of 55. The Trust has, traditionally, and in line with the original bequest, given preference to spinsters and widows - although this has been relaxed in recent years to take into account changes in the overall demand for the properties.

Achievements and performance

Skipton Town Council Estate Supervisor, with Council backing, took on responsibility for the project managing the renovations.

The programme of refurbishment commenced in September 2018. The schedule of work involves overall improvements to the fabric of the building to address matters such as water ingress and damp and to provide more cost-effective and reliable forms of heating and hot water. The first three properties were completed in March 2019.

During the period covered by this report, there was some impact on the timescales for the further refurbishment of properties due to the impact of the COVID-19 Pandemic. However work recommenced in January 2021, with all but one property due for completion in summer 2021.

Financial review

Rent collection remains at a 100% collection rate.

Generally, a surplus is generated in each operating month after any general maintenance or operational costs have been taken into account. The surplus funds, together with those accumulated in previous years and generated via the receipt of further bequests or donations, continue to be invested to maximise the return without risk.

These investments are now being drawn down and used towards the redevelopment of the properties and funds can generally be accessed at short notice when required.

The Heap Parkinson Homes

Trustees' Annual Report *(continued)*

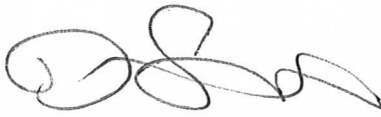
Year ended 31 March 2021

Plans for future periods

The redevelopment of the properties was expected to be completed by late spring 2020, but the COVID 19 Pandemic has impacted this time frame. As this is a phased approach, current residents have been able to move into refurbished properties. New tenants will be sort for properties that are due to be completed in Summer 2021.

The trustees' annual report was approved on 16 September 2021 and signed on behalf of the board of trustees by:

Mr D Shaw
Trustee

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke at the end.

The Heap Parkinson Homes

Independent Examiner's Report to the Trustees of The Heap Parkinson Homes

Year ended 31 March 2021

I report to the trustees on my examination of the financial statements of The Heap Parkinson Homes ('the charity') for the year ended 31 March 2021.

Responsibilities and basis of report

As the trustees of the charity you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the charity's financial statements carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the charity as required by section 130 of the Act; or
2. the financial statements do not accord with those records; or
3. the financial statements do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Steven Briggs FCA
Independent Examiner

Windle & Bowker Limited
Croft House
Station Road
Barnoldswick
Lancashire
BB18 5NA

The Heap Parkinson Homes

Statement of Financial Activities

Year ended 31 March 2021

		2021		2020
	Note	Unrestricted funds £	Total funds £	Total funds £
Income and endowments				
Charitable activities	4	32,938	32,938	22,585
Investment income	5	18	18	807
Other income	6	945	945	1,235
Total income		<u>33,901</u>	<u>33,901</u>	<u>24,627</u>
Expenditure				
Expenditure on charitable activities	7,8	15,212	15,212	13,841
Total expenditure		<u>15,212</u>	<u>15,212</u>	<u>13,841</u>
Net income		<u>18,689</u>	<u>18,689</u>	<u>10,786</u>
Other recognised gains and losses				
Other gains/(losses) on investments		6,306	6,306	(123)
Net movement in funds		24,995	24,995	10,663
Reconciliation of funds				
Total funds brought forward		733,954	733,954	723,291
Total funds carried forward		<u>758,949</u>	<u>758,949</u>	<u>733,954</u>

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

The notes on pages 7 to 14 form part of these financial statements.

The Heap Parkinson Homes

Statement of Financial Position

31 March 2021

	Note	2021 £	£	2020 £
Fixed assets				
Tangible fixed assets	13		713,586	663,639
Investments	14		<u>34,137</u>	<u>26,831</u>
			747,723	690,470
Current assets				
Debtors	15	–		212
Cash at bank and in hand		<u>37,369</u>		<u>60,689</u>
		37,369		60,901
Creditors: amounts falling due within one year	16	<u>2,794</u>		<u>17,417</u>
Net current assets			34,575	43,484
Total assets less current liabilities			782,298	733,954
Creditors: amounts falling due after more than one year	17		<u>23,349</u>	<u>–</u>
Net assets			<u>758,949</u>	<u>733,954</u>
Funds of the charity				
Unrestricted funds			<u>758,949</u>	<u>733,954</u>
Total charity funds	18		<u>758,949</u>	<u>733,954</u>

These financial statements were approved by the board of trustees and authorised for issue on 16 September 2021, and are signed on behalf of the board by:



Mr D Shaw
Trustee

The notes on pages 7 to 14 form part of these financial statements.

The Heap Parkinson Homes
Notes to the Financial Statements
Year ended 31 March 2021

1. General information

The charity is a public benefit entity and a registered charity in England and Wales and is unincorporated. The address of the principal office is Skipton Town Council, Town Hall, High Street, Skipton, BD23 1FD.

2. Statement of compliance

These financial statements have been prepared in compliance with FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland', the 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) (Charities SORP (FRS 102)) and the Charities Act 2011.

3. Accounting policies

Basis of preparation

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through income or expenditure.

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

Going concern

There are no material uncertainties about the charity's ability to continue.

Judgements and key sources of estimation uncertainty

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. These estimates and judgements are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Fund accounting

Unrestricted funds are available for use at the discretion of the trustees to further any of the charity's purposes.

Designated funds are unrestricted funds earmarked by the trustees for particular future project or commitment.

Restricted funds are subjected to restrictions on their expenditure declared by the donor or through the terms of an appeal, and fall into one of two sub-classes: restricted income funds or endowment funds.

The Heap Parkinson Homes

Notes to the Financial Statements *(continued)*

Year ended 31 March 2021

3. Accounting policies *(continued)*

Incoming resources

All incoming resources are included in the statement of financial activities when entitlement has passed to the charity; it is probable that the economic benefits associated with the transaction will flow to the charity and the amount can be reliably measured. The following specific policies are applied to particular categories of income:

- income from donations or grants is recognised when there is evidence of entitlement to the gift, receipt is probable and its amount can be measured reliably.
- legacy income is recognised when receipt is probable and entitlement is established.
- income from donated goods is measured at the fair value of the goods unless this is impractical to measure reliably, in which case the value is derived from the cost to the donor or the estimated resale value. Donated facilities and services are recognised in the accounts when received if the value can be reliably measured. No amounts are included for the contribution of general volunteers.
- income from contracts for the supply of services is recognised with the delivery of the contracted service. This is classified as unrestricted funds unless there is a contractual requirement for it to be spent on a particular purpose and returned if unspent, in which case it may be regarded as restricted.

Resources expended

Expenditure is recognised on an accruals basis as a liability is incurred. Expenditure includes any VAT which cannot be fully recovered, and is classified under headings of the statement of financial activities to which it relates:

- expenditure on raising funds includes the costs of all fundraising activities, events, non-charitable trading activities, and the sale of donated goods.
- expenditure on charitable activities includes all costs incurred by a charity in undertaking activities that further its charitable aims for the benefit of its beneficiaries, including those support costs and costs relating to the governance of the charity apportioned to charitable activities.
- other expenditure includes all expenditure that is neither related to raising funds for the charity nor part of its expenditure on charitable activities.

All costs are allocated to expenditure categories reflecting the use of the resource. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs are apportioned between the activities they contribute to on a reasonable, justifiable and consistent basis.

Tangible assets

All fixed assets are initially recorded at cost.

Investments

Listed investments are measured at fair value at the year end with any changes in fair value being recognised in Statement of Financial Activities during the year.

The Heap Parkinson Homes

Notes to the Financial Statements *(continued)*

Year ended 31 March 2021

3. Accounting policies *(continued)*

Investments in associates

Investments in associates accounted for in accordance with the cost model are recorded at cost less any accumulated impairment losses.

Investments in associates accounted for in accordance with the fair value model are initially recorded at the transaction price. At each reporting date, the investments are measured at fair value, with changes in fair value taken through income or expenditure. Where it is impracticable to measure fair value reliably without undue cost or effort, the cost model will be adopted.

Dividends and other distributions received from the investment are recognised as income without regard to whether the distributions are from accumulated profits of the associate arising before or after the date of acquisition.

Investments in joint ventures

Investments in jointly controlled entities accounted for in accordance with the cost model are recorded at cost less any accumulated impairment losses.

Investments in jointly controlled entities accounted for in accordance with the fair value model are initially recorded at the transaction price. At each reporting date, the investments are measured at fair value, with changes in fair value taken through income or expenditure. Where it is impracticable to measure fair value reliably without undue cost or effort, the cost model will be adopted.

Dividends and other distributions received from the investment are recognised as income without regard to whether the distributions are from accumulated profits of the joint venture arising before or after the date of acquisition.

Impairment of fixed assets

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

For the purposes of impairment testing, when it is not possible to estimate the recoverable amount of an individual asset, an estimate is made of the recoverable amount of the cash-generating unit to which the asset belongs. The cash-generating unit is the smallest identifiable group of assets that includes the asset and generates cash inflows that largely independent of the cash inflows from other assets or groups of assets.

For impairment testing of goodwill, the goodwill acquired in a business combination is, from the acquisition date, allocated to each of the cash-generating units that are expected to benefit from the synergies of the combination, irrespective of whether other assets or liabilities of the charity are assigned to those units.

Financial instruments

A financial asset or a financial liability is recognised only when the charity becomes a party to the contractual provisions of the instrument.

The Heap Parkinson Homes

Notes to the Financial Statements *(continued)*

Year ended 31 March 2021

3. Accounting policies *(continued)*

Basic financial instruments are initially recognised at the amount receivable or payable including any related transaction costs.

Current assets and current liabilities are subsequently measured at the cash or other consideration expected to be paid or received and not discounted.

Debt instruments are subsequently measured at amortised cost.

Where investments in shares are publicly traded or their fair value can otherwise be measured reliably, the investment is subsequently measured at fair value with changes in fair value recognised in income and expenditure. All other such investments are subsequently measured at cost less impairment.

Other financial instruments, including derivatives, are initially recognised at fair value, unless payment for an asset is deferred beyond normal business terms or financed at a rate of interest that is not a market rate, in which case the asset is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Other financial instruments are subsequently measured at fair value, with any changes recognised in the statement of financial activities, with the exception of hedging instruments in a designated hedging relationship.

Financial assets that are measured at cost or amortised cost are reviewed for objective evidence of impairment at the end of each reporting date. If there is objective evidence of impairment, an impairment loss is recognised under the appropriate heading in the statement of financial activities in which the initial gain was recognised.

For all equity instruments regardless of significance, and other financial assets that are individually significant, these are assessed individually for impairment. Other financial assets are either assessed individually or grouped on the basis of similar credit risk characteristics.

Any reversals of impairment are recognised immediately, to the extent that the reversal does not result in a carrying amount of the financial asset that exceeds what the carrying amount would have been had the impairment not previously been recognised.

4. Charitable activities

	Unrestricted Funds	Total Funds 2021	Unrestricted Funds	Total Funds 2020
	£	£	£	£
Rental income	<u>32,938</u>	<u>32,938</u>	<u>22,585</u>	<u>22,585</u>

5. Investment income

	Unrestricted Funds	Total Funds 2021	Unrestricted Funds	Total Funds 2020
	£	£	£	£
Bank interest received	<u>18</u>	<u>18</u>	<u>807</u>	<u>807</u>

The Heap Parkinson Homes

Notes to the Financial Statements *(continued)*

Year ended 31 March 2021

6. Other income

	Unrestricted Funds	Total Funds 2021	Unrestricted Funds	Total Funds 2020
	£	£	£	£
Rates refund	–	–	1,071	1,071
Power refund	945	945	164	164
	<u>945</u>	<u>945</u>	<u>1,235</u>	<u>1,235</u>

7. Expenditure on charitable activities by fund type

	Unrestricted Funds	Total Funds 2021	Unrestricted Funds	Total Funds 2020
	£	£	£	£
Charitable activities	13,525	13,525	8,796	8,796
Support costs	1,687	1,687	5,045	5,045
	<u>15,212</u>	<u>15,212</u>	<u>13,841</u>	<u>13,841</u>

8. Expenditure on charitable activities by activity type

	Activities undertaken directly	Support costs	Total funds 2021	Total fund 2020
	£	£	£	£
Charitable activities	13,525	–	13,525	8,796
Governance costs	–	1,687	1,687	5,045
	<u>13,525</u>	<u>1,687</u>	<u>15,212</u>	<u>13,841</u>

9. Analysis of support costs

	Charitable activities	Total 2021	Total 2020
	£	£	£
Water rates	1,308	1,308	1,513
Rates	3,925	3,925	2,957
Light & heat	1,824	1,824	2,064
General repairs	1,483	1,483	359
Insurance	936	936	900
Loan arrangement fee	3,500	3,500	–
Garden expenses	–	–	536
Rent refund	499	499	299
General expenses	50	50	139
Advertising	–	–	29
	<u>13,525</u>	<u>13,525</u>	<u>8,796</u>

10. Independent examination fees

	2021	2020
	£	£
Fees payable to the independent examiner for: Independent examination of the financial statements	<u>558</u>	<u>546</u>

The Heap Parkinson Homes

Notes to the Financial Statements *(continued)*

Year ended 31 March 2021

11. Staff costs

The total staff costs and employee benefits for the reporting period are analysed as follows:

	2021	2020
	£	£
	–	–

The average head count of employees during the year was Nil (2020: Nil).

No employee received employee benefits of more than £60,000 during the year (2020: Nil).

12. Trustee remuneration and expenses

No remuneration or other benefits from employment with the charity or a related entity were received by the trustees.

No trustee expenses have been incurred.

13. Tangible fixed assets

	Land and buildings £
Cost	
At 1 April 2020	663,639
Additions	49,947
At 31 March 2021	713,586
Depreciation	
At 1 April 2020 and 31 March 2021	–
Carrying amount	
At 31 March 2021	713,586
At 31 March 2020	663,639

14. Investments

	Listed investments £
Cost or valuation	
At 1 April 2020	26,831
Additions	1,000
Fair value movements	6,306
At 31 March 2021	34,137
Impairment	
At 1 April 2020 and 31 March 2021	–
Carrying amount	
At 31 March 2021	34,137
At 31 March 2020	26,831

All investments shown above are held at valuation.

The Heap Parkinson Homes

Notes to the Financial Statements *(continued)*

Year ended 31 March 2021

14. Investments *(continued)*

Financial assets held at fair value

Listed investments are measured at fair value with changes in fair value being recognised in profit or loss based upon the market value at the year end.

15. Debtors

	2021 £	2020 £
Prepayments and accrued income	<u>—</u>	<u>212</u>

16. Creditors: amounts falling due within one year

	2021 £	2020 £
Accruals and deferred income	<u>2,794</u>	<u>17,417</u>

17. Creditors: amounts falling due after more than one year

	2021 £	2020 £
The Almshouses loan	<u>23,349</u>	<u>—</u>

The Almshouses loan is for up to £70,000 plus £3,500 arrangement fee. The loan is interest free and repayable six months after the last tranche is drawn down.

18. Analysis of charitable funds

Unrestricted funds

	At 1 April 2020 £	Income £	Expenditure £	Gains and losses £	At 31 March 2021 £
General funds	<u>733,954</u>	<u>33,901</u>	<u>(15,212)</u>	<u>6,306</u>	<u>758,949</u>
	At 1 April 2019 £	Income £	Expenditure £	Gains and losses £	At 31 March 2020 £
General funds	<u>723,291</u>	<u>24,627</u>	<u>(13,841)</u>	<u>(123)</u>	<u>733,954</u>

The Heap Parkinson Homes

Notes to the Financial Statements *(continued)*

Year ended 31 March 2021

19. Analysis of net assets between funds

	Unrestricted Funds £	Total Funds 2021 £
Tangible fixed assets	713,586	713,586
Investments	34,137	34,137
Current assets	37,369	37,369
Creditors less than 1 year	(2,794)	(2,794)
Creditors greater than 1 year	(23,349)	(23,349)
Net assets	<u>758,949</u>	<u>758,949</u>

	Unrestricted Funds £	Total Funds 2020 £
Tangible fixed assets	663,639	663,639
Investments	26,831	26,831
Current assets	60,901	60,901
Creditors less than 1 year	(17,417)	(17,417)
Creditors greater than 1 year	-	-
Net assets	<u>733,954</u>	<u>733,954</u>

20. Related parties

During the year Skipton Town Council provided administrative and other maintenance works support to the Charity at a cost of £Nil (2020 £4,650). The council also provided Project Management services at a cost of £704 (2020 £8,920), these costs are included in capital additions to the property. At the year end the amount outstanding was £704 (2020 £5,756). The trustees of the Charity are all elected members of Skipton Town Council and the Clerk to the Trustees is the Chief Officer of Skipton Town Council.

Windle & Bowker Limited
Chartered Accountants & Tax Advisers
Croft House
Station Road
Barnoldswick
Lancashire
BB18 5NA

The Heap Parkinson Homes
Skipton Town Council
Town Hall
High Street
Skipton
North Yorkshire
BD23 1FD

16th September 2021

Dear Sirs,

During the course of your preparation of the unaudited statutory financial statements for the year ending 31st March 2021, the following representations were made to you by management and trustees.

1. We have fulfilled our responsibilities as trustees under the Charities Act 2011 for preparing financial statements, in accordance with the applicable financial reporting framework, (United Kingdom Generally Accepted Accounting Practice (UKGAAP)), that give a true and fair view and for making accurate representations to you as accountants.

We confirm that in our opinion the financial statements give a true and fair view and in particular that where any additional information must be disclosed in order to give a true and fair view that information has in fact been disclosed.

2. We confirm that all accounting records have been made available to you for the purposes of your preparation of the financial statements, in accordance with your terms of engagement, and that all transactions undertaken by the charity have been properly reflected and recorded in the accounting records. All other records and related information, including minutes of all management and trustees meetings, have been made available to you. We have given you unrestricted access to persons within the charity in order to obtain accounting evidence and have provided any additional information that you have requested for the purposes of your preparation of the financial statements.
3. We confirm that significant assumptions used by us in making accounting estimates, including those measured at fair value, are reasonable.
4. We confirm that all known actual or possible litigation and claims whose effects should be considered when preparing the financial statements have been disclosed to the accountant and accounted for and disclosed in accordance with the applicable financial reporting framework (United Kingdom Generally Accepted Accounting Practice (UKGAAP)).
5. We confirm that there have been no events since the balance sheet date which require disclosing or which would materially affect the amounts in the financial statements, other than those already disclosed or included in the financial statements.
6. We confirm that we are aware that a related party of the charity is a person or organisation which either (directly or indirectly) controls, has joint control of, or significantly influences the charity or vice versa and as a result will include; shareholders (as a guide with more than 20 per cent of the voting rights), trustees, other key management, close family and other business interests of the previous. We confirm that the related party relationships and transactions set out below are a complete list of such relationships and transactions and that we are not aware of any further related parties or transactions. **(See Appendix 1 – Related Party Transactions).**

7. We confirm that all related party relationships and transactions have been accounted for and disclosed in accordance with the applicable financial reporting framework (United Kingdom Generally Accepted Accounting Practice (UKGAAP)).
8. We confirm that the charity has had, at no time during the year, any arrangement, transaction or agreement to provide credit facilities (including advances and credits granted by the company) for trustees, nor to provide guarantees of any kind on behalf of the trustees, except as already disclosed in the financial statements.
9. We confirm that the charity has not contracted for any capital expenditure other than as disclosed in the financial statements.
10. We confirm that we are not aware of any possible or actual instance of non-compliance with those laws and regulations which provide a legal framework within which the charity conducts its activities and which are central to the charity's ability to conduct its activities.
11. We acknowledge our responsibility for the design and implementation of controls to prevent and detect fraud. We confirm that we have disclosed to you the results of our risk assessment of the risk of fraud in the charity.
12. We confirm that there have been no actual or suspected instances of fraud involving management or trustees who have a significant role in internal control or that could have a material effect on the financial statements. We also confirm that we are not aware of any allegations of fraud by former trustees, regulators or others.
13. We confirm that, in our opinion, the company is a going concern.
14. We confirm that no restatement of the comparative figures was required.
15. We confirm that no specific representations were made to you.
16. We acknowledge our legal responsibilities regarding disclosure of information to you as accountants and confirm that:
 - so far as each trustee is aware, there is no relevant accounting information of which you as accountants are unaware; and
 - each trustee has taken all the steps that they ought to have taken as a trustee to make themselves aware of any relevant accounting information and to establish that you are aware of that information.

We confirm that the above representations are made on the basis of enquiries of management and trustees with relevant knowledge and expertise (and, where appropriate, of supporting documentation) sufficient to satisfy ourselves that we can properly make these representations to you and that to the best of our knowledge and belief they accurately reflect the representations made to you by the trustees during the course of your preparation of the financial statements.

Yours faithfully,

A handwritten signature in black ink, appearing to be 'DSS' with a long, sweeping tail stroke extending to the right.

Trustee

Appendix 1 - Related Party Transactions

<i>Party</i>	Skipton Town Council	None
<i>Relationship</i>	The Trustees are also elected members of Skipton Town Council. The Clerk to the Trustees is the Chief officer of Skipton Town Council.	
<i>Nature of Transaction</i>	Administration support charges and other maintenance works from Skipton Town Council £Nil Project Management Services from Skipton Town Council £704. Amount due to Skipton Town Council at the yearend £704.	