

Charity registration number 231087 (England and Wales)

DAWSON'S COTTAGES
ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024

DAWSON'S COTTAGES

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees

Dr M R McLean (Treasurer)
Mrs K McSkimming
Mr P S Ing (Chair)
Dr J J White
Mrs A McKenzie
Mrs I V Ewart
Mrs C F Talbot

(Appointed 1 May 2025)

Charity number

231087

Address for correspondence

84 Montalbo Road
Barnard Castle
County Durham
DL12 8BP

Independent examiner

Mr J Yarrow FCA
Allen Sykes Audit Limited
5 Henson Close
South Church Enterprise Park
Bishop Auckland
Co Durham
DL14 6WA

DAWSON'S COTTAGES

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DAWSON'S COTTAGES

TRUSTEES' REPORT

FOR THE YEAR ENDED 31 DECEMBER 2024

The trustees present their annual report and financial statements for the year ended 31 December 2024.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the Charities Act 2011 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (effective 1 January 2019).

Objectives and activities

The objectives of the Charity are:

The provision of Almshouses in Barnard Castle, Co. Durham and Brough, Cumbria for widows of good character up in years who are deserving and in need of assistance.

The trustees have paid due regard to guidance issued by the Charity Commission on public benefit in deciding what activities the charity should undertake.

Achievements and performance

During the year the Charity has continued to provide Almshouse accommodation for Beneficiaries of the Charity.

Financial review

During the year the Charity had maintenance contributions receivable totalling £34,147. The charity generated a surplus of £17,981 during the year of which £3,120 was due to an increase in value of the charity's investments. At 31st December 2024 the Charity held net current assets of £45,695 and investments valued at £69,883.

The company has no formal reserves policy however the trustees would ideally like to hold free reserves to cover three months expenditure which is currently estimated at approximately £5,000. The company currently has free reserves of £115,578 which is in excess of the prescribed level set.

Policy for selection of investments:

To select investments which have a managed risk in order to provide income for the Charity as well as capital growth.

Structure, governance and management

The Charity is governed by the Charity Scheme of 23rd September 1960 and varied by the Scheme dated 22nd September 1997.

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

Dr M R McLean (Treasurer)

Mrs K McSkimming

Mr P S Ing (Chair)

Dr J J White

Mrs A McKenzie

Mrs I V Ewart

Mrs C F Talbot

(Appointed 1 May 2025)

DAWSON'S COTTAGES

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

The body of Trustees shall consist when complete of eight competent persons being:

Three nominated trustees and Five co-opted Trustees.

Nominated Trustees: The Nominated Trustees shall be appointed for a term of four years as follows:

Two by Barnard Castle Town Council; and

One by Brough Council.

The person(s) appointed may be but need not be a member of the council.

Co-opted Trustees: The Co-opted Trustees shall be appointed for a period of 5 years and be persons who through residence, or occupation or employment, or otherwise have special knowledge of the area of Barnard Castle or the area of Brough.


Risk Management

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

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


Dr M R McLean (Treasurer)
Trustee

Date: 20/10/2025


Mr P S Ing (Chair)
Trustee

DAWSON'S COTTAGES

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF DAWSON'S COTTAGES

I report to the trustees on my examination of the financial statements of Dawson's Cottages (the charity) for the year ended 31 December 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.

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

Independent examiner's statement

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

- 1 accounting records were not kept in respect of the charity as required by section 130 of the Charities Act 2011.
- 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 financial statements set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the financial statements 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 financial statements to be reached.

J Yarrow

Mr J Yarrow FCA
Independent examiner

Allen Sykes Audit Limited

5 Henson Close
South Church Enterprise Park
Bishop Auckland
Co Durham
DL14 6WA

Dated: *22/10/25*

DAWSON'S COTTAGES

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 DECEMBER 2024

	Notes	Unrestricted funds 2024 £	Unrestricted funds 2023 £
Income from:			
Charitable activities	3	34,147	30,911
Investments	4	583	355
Total income		<u>34,730</u>	<u>31,266</u>
Expenditure on:			
Charitable activities	5	19,869	17,536
Total expenditure		<u>19,869</u>	<u>17,536</u>
Net gains/(losses) on investments	9	<u>3,120</u>	<u>7,155</u>
Net income and movement in funds		<u>17,981</u>	<u>20,885</u>
Reconciliation of funds:			
Fund balances at 1 January 2024		97,597	76,712
Fund balances at 31 December 2024		<u>115,578</u>	<u>97,597</u>

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

DAWSON'S COTTAGES

STATEMENT OF FINANCIAL POSITION

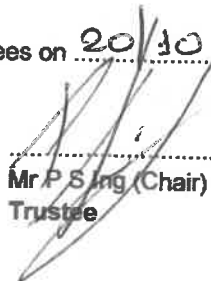
AS AT 31 DECEMBER 2024

	Notes	2024 £	£	2023 £	£
Fixed assets					
Investments	11		69,883		66,763
Current assets					
Debtors	12	38,404		23,646	
Cash at bank and in hand		8,731		8,148	
		47,135		31,794	
Creditors: amounts falling due within one year	13	(1,440)		(960)	
Net current assets			45,695		30,834
Total assets less current liabilities			115,578		97,597
The funds of the charity					
Unrestricted funds	14		115,578		97,597
			115,578		97,597

The financial statements were approved by the trustees on 20/10/2025



Dr M R McLean (Treasurer)
Trustee



Mr P S Ing (Chair)
Trustee

DAWSON'S COTTAGES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024

1 Accounting policies

Charity information

Dawson's Cottages is a public benefit entity and a registered charity in England and Wales and is unincorporated. The address of the principal office is 84 Montalbo Road, Barnard Castle, County Durham, DL12 8BP.

1.1 Accounting convention

The financial statements have been prepared in accordance with the Charities Act 2011, FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the Charities SORP "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (effective 1 January 2019). The charity is a Public Benefit Entity as defined by FRS 102.

The charity has taken advantage of the provisions in the SORP for charities not to prepare a Statement of Cash Flows.

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

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

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

1.2 Going concern

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

1.3 Charitable funds

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

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

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

1.4 Income

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

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

DAWSON'S COTTAGES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2024

1 Accounting policies

(Continued)

1.5 Expenditure

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

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

1.6 Fixed asset investments

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

1.7 Cash and cash equivalents

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

1.8 Financial instruments

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

Basic financial assets

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

Basic financial liabilities

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

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

2 Critical accounting estimates and judgements

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

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

DAWSON'S COTTAGES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2024

3 Charitable activities

	Provision & Management of Almshouses 2024 £	Provision & Management of Almshouses 2023 £
Maintenance Contributions - Alms People	34,147	30,911

4 Income from investments

	Unrestricted funds 2024 £	Unrestricted funds 2023 £
Income from listed investments	166	162
Other income	417	193
	583	355

5 Charitable activities

	Provision & Maintenance of Almshouses 2024 £	Provision & Maintenance of Almshouses 2023 £
Rates & Water	-	586
Repairs & maintenance	10,526	9,601
Insurance	1,540	1,283
Legal & professional	6,020	4,213
	18,086	15,683
Share of governance costs (see note 6)	1,783	1,853
	19,869	17,536

DAWSON'S COTTAGES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2024

6 Support costs allocated to activities

	Total 2024 £	Total 2023 £
Governance	1,783	1,853
Governance costs comprise:	2024 £	2023 £
Legal and professional	-	623
Independent examiner's fees	1,440	960
Other costs	343	270
	1,783	1,853

7 Trustees

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

8 Employees

The average monthly number of employees during the year was:

	2024 Number	2023 Number
Total	-	-

9 Gains and losses on investments

	Unrestricted funds 2024 £	Unrestricted funds 2023 £
Gains/(losses) arising on:		
Revaluation of investments	3,120	7,155

10 Taxation

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

DAWSON'S COTTAGES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2024

11 Fixed asset investments

	Listed Investments £
Cost or valuation	
At 1 January 2024	66,763
Valuation changes	3,120
At 31 December 2024	69,883
Carrying amount	
At 31 December 2024	69,883
At 31 December 2023	66,763

12 Debtors

	2024 £	2023 £
Amounts falling due within one year:		
Other debtors	38,404	23,646

13 Creditors: amounts falling due within one year

	2024 £	2023 £
Accruals and deferred income	1,440	960

14 Unrestricted funds

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

	At 1 January 2024 £	Incoming resources £	Resources expended £	Gains and losses £	At 31 December 2024 £
General funds	97,597	34,730	(19,869)	3,120	115,578
Previous year:					
	At 1 January 2023 £	Incoming resources £	Resources expended £	Gains and losses £	At 31 December 2023 £
General funds	76,712	31,266	(17,536)	7,155	97,597

DAWSON'S COTTAGES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

15 Related party transactions

There were no disclosable related party transactions during the year (2023 - none).