

THE HOLEHIRD TRUST

England & Wales · Charity number 235345

Details

Other names	HENRY LEIGH GROVES FOR THE BETTER DEVELOPMENT OF HEALTH, EDUCATIONAL AND SOCIAL WELFARE SERVICES (COMMONLY KNOWN AS THE HOLEHIRD TRUST), THE HOLEHIRD TRUST
Status	Registered
Legal form	Other
Registered	1964-07-22
Register	View on the Charity Commission register

Contact

Address	79 Ely Road Little Downham Ely Cambridgeshire Cambridgeshire CB6 2SN
Phone	07851153016
Email	clerk@holehirdtrust.com

Activities

Objects: 1)1) TO PROVIDE HOUSING FOR BENEFICIARIES WHO A) ARE IN CONDITIONS OF NEED, HARDSHIP OR DISTRESS; OR B) ARE IN NEED OF HOUSING BY VIRTUE OF THEIR AGE, DISABILITY, INFIRMITY OR CHRONIC SICKNESS2) TO RELIEVE BENEFICIARIES WHO ARE IN CONDITIONS OF NEED, HARDSHIP OR DISTRESS;3) TO RELIEVE BENEFICIARIES WHO ARE SICK, CONVALESCENT, DISABLED OR INFIRM BY RELIEVING THEIR SUFFERING OR ASSISTING THEIR RECOVERY;4) TO ADVANCE THE EDUCATION OF BENEFICIARIES AS THE TRUSTEE THINKS FIT5) TO RELIEVE CHILDREN OR YOUNG PEOPLE IN NEED BEING LOOKED AFTER BY LOCAL AUTHORITIES IN THE AREA OF BENEFIT BY THE PROVISION AND ASSISTANCE TO FOSTER CARERS AND THE CHILDREN AND YOUNG PEOPLE THEMSELVES;2) THE TRUSTEE MAY FURTHER THE OBJECTS OF THE CHARITY BY MAKING GRANTS OF MONEY TO OTHER PERSONS OR BODIES WHO PROVIDE THE RELEVANT GOODS, SERVICES OR FACILITIES TO BENEFICIARIES.3) THE TRUSTEE MAY GIVE PREFERENCE TO BENEFICIARIES WHO ARE AGED, INFIRM OR CHRONICALLY SICK.

Activities: Land and Property Estate. Grant Aiding to organisations within the former County of Westmorland.

Classification

- **How:** Makes Grants To Organisations, Provides Buildings/facilities/open Space
- **What:** General Charitable Purposes, Education/training, The Advancement Of Health Or Saving Of Lives, Disability, Accommodation/housing, Amateur Sport
- **Who:** Children/young People, Elderly/old People, People With Disabilities, Other Charities Or Voluntary Bodies

Geography

- **Area of benefit:** THE FORMER COUNTY OF WESTMORLAND AS CONSTITUTED ON 27 JULY 1945
- Cumbria

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£230,507	£336,656	-	-
2024-03-31	£204,216	£402,568	-	-
2023-03-31	£224,043	£391,263	-	-
2022-03-31	£901,867	£382,522	£10,000,753	0
2021-03-31	£200,308	£216,944	-	-

Trustees

Name	Role	Appointed
Graham Simpkins		2024-06-11
Pamela Gail Duke		2025-06-10
Philip James Dixon		2024-06-11
Rev Philp Roy Dew		2024-06-11
William Martin James Clark		2024-06-11

THE HOLEHIRD TRUST

England & Wales - Charity number 235345

Accounts

Charity registration number 235345 (England and Wales)

THE HOLEHIRD TRUST
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025

THE HOLEHIRD TRUST

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	Mr W M J Clark	(Appointed 11 June 2024)
	Rev P R Dew	(Appointed 11 June 2024)
	Mr P J Dixon	(Appointed 11 June 2024)
	Mr G Simpkins	(Appointed 11 June 2024)
	Ms Pamela Duke	(Appointed 10 June 2025)
Senior management	Jennifer Millard	Clerk
Charity number (England and Wales)	235345	
Principal address	79 Ely Road Little Downham Ely Cambridgeshire CB62SN	
Auditor	Saint & Co. Sterling House Wavell Drive Rosehill Carlisle CA1 2SA	
Property manager	Savills 64 Warwick Road Carlisle CA1 1DR	
Advisors	Millard Consultants 79 Ely Road Little Downham Ely Cambridgeshire CB62SN	

THE HOLEHIRD TRUST

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THE HOLEHIRD TRUST

TRUSTEES' REPORT

FOR THE YEAR ENDED 31 MARCH 2025

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

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

Objectives and activities

The trust's aims are to

1. Provide housing for beneficiaries who are in conditions of need or hardship, or who are in need of housing by virtue of age, sickness or infirmity.
2. To advance the education of beneficiaries.
3. To relieve children or young people in need.
4. To provide funding to other persons or bodies who could provide the appropriate goods, services and facilities to assist in the above.

Public benefit

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

Grant making policy

The day to day vetting of grant applications for presentation at each meeting is undertaken by another charity, the Cumbria Community Foundation, which carries out this function on an agency basis, based on guidance issued by the trust. Priority will be given to projects which support one of the following: elderly people, disabled people or children and young people up to the age of 18. Grants will normally be less than £2,000 over one year. A full list of the parishes and communities who are eligible to apply can be found on their website. A schedule of grant applications is then presented for consideration to the trust.

At the moment the grant giving is paused and will be resumed once the governance review has been finalised.

Lakeland Horticultural Society

The trust has a legal agreement in place with Lakeland Horticultural Society (LHS), which is a charity, for lease and maintenance of Holehird Gardens. Currently the trust is paying approximately £28,000 per annum for maintenance of the gardens. The trustees believe there is more to this relationship than just a financial transaction. They plan to give further consideration to this matter.

THE HOLEHIRD TRUST

TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

Achievements and performance

Significant activities and achievements against objectives

The year again proved successful with 22 grant applications being approved. The total funds expended on grants was £45,455 which was the same as in the previous year. Cumbria Community Foundation receive a payment of £4,545 (10% of the overall grant expenditure) to provide the administration of the grants and to review the eligibility and financial robustness of the applications prior to recommending approval of the grants to the trustees.

The standard of applications was again good which resulted in less applications being rejected prior to submission to the meeting.

No grants were returned in the current year, compared to two in the previous year.

Financial review

The trust relies primarily on the letting of cottages and farms on the estate to generate its income which amounted to £230,507 which was higher than that of the previous year's £204,216 mainly due to some more properties being occupied after undergoing refurbishment during the previous years.

In addition to the awarding of grants the other main area of expenditure is the repairs and maintenance of the estate. The amount spent was £238,343 which was lower than the previous year's total of £290,513.

In 2021/22 the trust made a demand for dilapidations from the previous occupant of the Holehird Mansion and the additional £700,000 of income was recognised in that financial year. This £700,000 has been gradually utilised over the last three financial years partly to refurbish the existing properties on the estate and partly to support the annual administration costs of the Trust.

In respect of maintenance of properties across the estate £300k has been utilised for the Renovation of Low Borrans Cottage in March 2023 and a further £200k in 2023 and 2024 for the costs of securing and insuring Holehird Mansions whilst the sale progresses and other required renovations across the estate.

As at the 31st March 2025 the Holehird Mansion property remains vacant and a sale has been agreed in principle subject to heads of terms and a designated advisors report, the matter is progressing.

The valuation of the trust's investments in the Charities Official Investment Fund (COIF) saw a decrease from £813,228 to £797,073.

The total funds of the charity at the year end are £9,589,999 (2024: £9,712,303). This is unrestricted reserves.

This is a reduction of £122,304 in unrestricted reserves from 31 March 2024 due to deficit for the current year.

Reserves policy

The trustees consider that the amount made available for grants is a prudent amount whilst still allowing the Trust to meet its charitable aims. In view of this the trustees are satisfied that the activities of the Trust will remain in the region of £9.0m which should be achievable based on previous years. Reserves at 31 March 2025 were £9.589m which is in line with the desired level.

Property valuations

A revaluation of the estate and its properties was carried out by Savills in November 2015 and, following subsequent additions and disposals, the estate is now valued at £8.87m. A full revaluation of the estate will be requested when the disposal of the Holehird Mansion is complete and the major refurbishment work on the remaining assets is complete.

THE HOLEHIRD TRUST

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

Plans for future periods

The Holehird Trust is a lasting testimony to the donor, Mr. Leigh Groves. By continuing to make funds available in the relief of hardship and for the enhancement of education a commitment is made to ensure that the inhabitants within the Trust's geographical boundaries will continue to be provided for.

The Charity has engaged Birketts LLP to review help in undertaking a governance review, matters are in hand and the trustees look forward to sharing future updates.

The Trustees are considering the suitability of its objectives and a move to a Charitable Incorporated Organisation (CIO).

Structure, governance and management

The trust is an unincorporated trust, constituted under a trust deed dated 27 July 1949 and is a registered charity, number 235345. The trust was established by the transfer from Mr. Leigh Groves of his Holehird Estate at Windermere to the then Westmorland County Council. On his death a further £10,000 was donated to the Council for the purpose of developing the estate. The trust's primary source of income is the letting of cottages and farms on the estate.

The trustee to 31.03.23 was Cumbria County Council but due to the restructure of Local Government in the geographical County of Cumbria, the trustee responsibility transferred to Westmorland & Furness Council from 01.04.23. Six of its elected members were appointed to carry out its duties as trustee through the Holehird Trust committee. Each member was appointed for three years and was eligible for re-appointment after the expiry of this period. However, Westmorland and Furness Council resigned as the sole trustee of the Holehird Trust on the 11 June 2024. This decision was taken by full Council. A number of the existing elected members involved with the Trust agreed to continue as Trustees in their personal capacity from the 11 June 2024 and were subsequently appointed as Trustees. The Council agreed to continue to provide the required officer support, including financial management support, during 2024/25 in order to ensure a smooth transition for the Trust. During 2024/25 the required legal transfer of the assets, bank account and investments has taken place.

At each of its quarterly meetings a schedule of grant applications is presented for consideration. Over the twelve month period consideration is also given to investment, reserves and risk policies.

The day to day vetting of grant applications for presentation at each meeting is undertaken by another charity, the Cumbria Community Foundation, which carries out this function on an agency basis.

The on-going maintenance of the trusts accounting records was delegated to the Council's Corporate Director of Resources and Westmorland and Furness Council provided in kind support to the Trust in respect of financial, legal and property advice and guidance. This arrangement ceased on 31 March 2025.

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

Westmorland and Furness Council	(Resigned 11 June 2024)
Mr W M J Clark	(Appointed 11 June 2024)
Rev P R Dew	(Appointed 11 June 2024)
Mr P J Dixon	(Appointed 11 June 2024)
Mr G Simpkins	(Appointed 11 June 2024)
Ms Pamela Duke	(Appointed 10 June 2025)

THE HOLEHIRD TRUST

TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

Other matters

The elected members who served on the Holehird Trust committee (acting on behalf of the Council as the sole trustee) during the 2024/25 financial year were:

Mr W M J Clark
Mr P R Dew
Mr P J Dixon
Mr G Simpkins
Mrs J Battye
Mr A Connell

Post Balance sheet event

In addition to registering as a CIO, the trustees are also considering to update the charity's objects.

The ongoing negotiations regarding the sale of the Mansion House continue.

Statement of trustees' responsibilities

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

The law applicable to charities in England and Wales requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the trust and of the incoming resources and application of resources of the trust for that year.

In preparing these financial statements, the trustees are required to:

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

The trustees are responsible for keeping sufficient accounting records that disclose with reasonable accuracy at any time the financial position of the trust and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the trust and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

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

Mr G Simpkins
Trustee

27 January 2026

THE HOLEHIRD TRUST

INDEPENDENT AUDITOR'S REPORT

TO THE TRUSTEES OF THE HOLEHIRD TRUST

Opinion

We have audited the financial statements of The Holehird Trust (the 'trust') for the year ended 31 March 2025 which comprise the statement of financial activities, the statement of financial position, the statement of cash flows and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 March 2025 and of its incoming resources and application of resources, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the Charities Act 2011.

Basis for opinion

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

Conclusions relating to going concern

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

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

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

Other information

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

We have nothing to report in this regard.

THE HOLEHIRD TRUST

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE TRUSTEES OF THE HOLEHIRD TRUST

Matters on which we are required to report by exception

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

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

Responsibilities of trustees

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

Auditor's responsibilities for the audit of the financial statements

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

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

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

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

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

- the engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify or recognise non-compliance with applicable laws and regulations;
- we identified the laws and regulations applicable to the company through discussions with directors and other management;
- we focused on specific laws and regulations which we considered may have a direct material effect on the financial statements or the operations of the company;
- we assessed the extent of compliance with the laws and regulations identified above through making enquiries of management and inspecting legal correspondence; and
- identified laws and regulations were communicated within the audit team regularly and the team remained alert to instances of non-compliance throughout the audit.

THE HOLEHIRD TRUST

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE TRUSTEES OF THE HOLEHIRD TRUST

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

- making enquiries of management as to where they considered there was susceptibility to fraud, their knowledge of actual, suspected and alleged fraud;
- To address the risk of fraud through management bias and override of controls, we: performed analytical procedures to identify any unusual or unexpected relationships;
- tested journal entries to identify unusual transactions;
- assessed whether judgements and assumptions made in determining the accounting estimates set out in the accounting policies were indicative of potential bias; and
- investigated the rationale behind significant or unusual transactions.

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

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

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

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

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

Other matters

Your attention is drawn to the fact that the charity has prepared financial statements in accordance with "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (as amended) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has now been withdrawn.

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

Use of our report

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

THE HOLEHIRD TRUST

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE TRUSTEES OF THE HOLEHIRD TRUST

Saint & Co.
Chartered Accountants & Statutory Auditor
Sterling House
Wavell Drive
Rosehill
Carlisle
CA1 2SA

27 January 2026

Saint & Co. is eligible for appointment as auditor of the trust by virtue of its eligibility for appointment as auditor of a company under section 1212 of the Companies Act 2006.

THE HOLEHIRD TRUST

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2025

		Unrestricted funds general	Unrestricted funds revaluation reserve	Total	Unrestricted funds general	Unrestricted funds revaluation reserve	Total
	Notes	2025 £	2025 £	2025 £	2024 £	2024 £	2024 £
Income from:							
Investments	3	230,507	-	230,507	204,216	-	204,216
Expenditure on:							
Raising funds	4	238,343	-	238,343	290,513	-	290,513
Charitable activities	5	98,313	-	98,313	112,055	-	112,055
Total expenditure		336,656	-	336,656	402,568	-	402,568
Net gains/(losses) on investments	11	(16,155)	-	(16,155)	88,248	-	88,248
Net expenditure and movement in funds		(122,304)	-	(122,304)	(110,104)	-	(110,104)
Reconciliation of funds:							
Fund balances at 1 April 2024		1,986,255	7,726,048	9,712,303	2,096,359	7,726,048	9,822,407
Fund balances at 31 March 2025		<u>1,863,951</u>	<u>7,726,048</u>	<u>9,589,999</u>	<u>1,986,255</u>	<u>7,726,048</u>	<u>9,712,303</u>

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

THE HOLEHIRD TRUST

STATEMENT OF FINANCIAL POSITION

AS AT 31 MARCH 2025

		2025		2024	
	Notes	£	£	£	£
Fixed assets					
Investment property	13	8,870,537		8,833,884	
Investments	14	797,073		813,228	
			9,667,610		9,647,112
Current assets					
Debtors	15	49,103		125,490	
Creditors: amounts falling due within one year	16	(126,714)		(60,299)	
Net current (liabilities)/assets			(77,611)		65,191
Total assets less current liabilities			9,589,999		9,712,303
The funds of the trust					
Unrestricted funds - general		1,863,951		1,986,255	
Unrestricted funds - revaluation reserve	18	7,726,048		7,726,048	
			9,589,999		9,712,303

The financial statements were approved by the trustees on 27 January 2026

Mr G Simpkins
Trustee

THE HOLEHIRD TRUST

STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED 31 MARCH 2025

	Notes	2025 £	£	2024 £	£
Cash flows from operating activities					
Cash (absorbed by)/generated from operations	22		(193,854)		54,778
Investing activities					
Purchase of investment property		(36,653)		(258,994)	
Investment income received		230,507		204,216	
Net cash generated from/(used in) investing activities			193,854		(54,778)
Net cash generated from financing activities			-		-
Net increase in cash and cash equivalents			-		-
Cash and cash equivalents at beginning of year			-		-
Cash and cash equivalents at end of year			-		-

The notes on pages 12 to 22 form part of these financial statements.

THE HOLEHIRD TRUST

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

1 Accounting policies

Charity information

The Holehird Trust is a public benefit entity and a registered charity in England and Wales and is unincorporated. The address of the principal office is 79 Ely Road, Little Downham, Ely, Cambridgeshire, CB6 2SN.

1.1 Basis of preparation

The financial statements have been prepared in accordance with the trust's governing document, 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 trust is a Public Benefit Entity as defined by FRS 102.

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 trust. Monetary amounts in these financial statements are rounded to the nearest £.

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

1.2 Going concern

At the time of approving the financial statements, the trustees have a reasonable expectation that the trust has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continues 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. Unrestricted funds include a revaluation reserve representing the restatement of investment assets at market values, and a capital reserve representing funds the charity has set aside for improvements and refurbishments to properties.

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.

1.4 Income

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

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

Legacies are recognised on receipt or otherwise if the trust 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.

THE HOLEHIRD TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

1 Accounting policies

(Continued)

The following specific policies are applied to particular categories of income:

- rental income from investment properties is recognised when receipt is probable and entitlement is established
- investment income is recognised when receipt is probable and entitlement is established.

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.

Grants awarded to applicants are provided fully within expenditure at the time the award is approved. Support costs comprise costs for processing grants and applications and costs incurred in support of charitable activities. Resources expended for the management and administration of the charity represent the cost of managing the charity.

1.6 Investment property

Investment property, which is property held to earn rentals and/or for capital appreciation, is initially recognised at cost, which includes the purchase cost and any directly attributable expenditure. Subsequently it is measured at fair value at the reporting end date. The surplus or deficit on revaluation is recognised in profit or loss.

1.7 Fixed asset investments

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

1.8 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.

1.9 Financial instruments

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

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

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

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

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.

THE HOLEHIRD TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

1 Accounting policies

(Continued)

Basic financial liabilities

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

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

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

Derecognition of financial liabilities

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

2 Critical accounting estimates and judgements

In the application of the trust'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.

Investment property valuation

The trustees have estimated the value of the investment property based on their knowledge of the market and on previous valuations. The value included in the financial statements is £8,833,884.

3 Income from investments

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Rental income	230,507	204,216

THE HOLEHIRD TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

4 Expenditure on raising funds

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Trading costs		
Other trading activities - bad debt provision	-	(2,415)
Maintenance of premises	238,343	292,928
Total costs	238,343	290,513

5 Expenditure on charitable activities

	Grant funding 2025 £	Grant funding 2024 £
Direct costs		
Grant funding of activities (see note 6)	45,455	45,455
Share of support and governance costs (see note 7)		
Governance	52,858	66,600
	98,313	112,055
Analysis by fund		
Unrestricted funds - general	98,313	112,055

6 Grants payable

	Grant funding 2025 £	Grant funding 2024 £
Grants to institutions:		
Institutions	45,455	45,455

The charity awarded grants to the following beneficiaries in the year:

	2025 £
Ambleside Rugby Union Football Club	500
Arnside Educational Institute	1,500
Arnside Playground Working Group	2,000
Blackwell Sailing	2,000
Bowness and Windermere Community Care Trust	3,000

THE HOLEHIRD TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

6	Grants payable		(Continued)
	Burton Memorial Hall Management Committee		910
	CancerCare North Lancashire & South Cumbria		1,995
	Centre for Leadership Performance		3,000
	CHOFHS Youth Group		2,000
	Creative Communities CIC		875
	Family and Friends of Sandgate School		2,500
	Field Broughton Parish Room		2,000
	Grasmere Village Hall Company		2,000
	Kirkby Stephen Youth Centre		3,000
	Penrith Cricket Club		2,000
	Penrith Rugby Union Football Club		2,000
	Queen Katherine School Association		1,000
	Ragtag Arts CIC		3,000
	Sight Advice South Lakes		2,175
	Skelsmergh Community Hall		3,000
	St Mary's Hospice		3,000
	Windermere Youth Project (WYP)		2,000
			45,455
7	Support costs allocated to activities		
		2025	2024
		£	£
	Governance costs	52,858	66,600
	Analysed between:		
	Grant funding	52,858	66,600

THE HOLEHIRD TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

7	Support costs allocated to activities	(Continued)	
		2025	2024
		£	£
	Governance costs comprise:		
	Audit fees	5,799	3,545
	Accountancy	3,877	2,337
	Agency fees	24,657	38,582
	Professional fees	18,525	22,136
		<u>52,858</u>	<u>66,600</u>
8	Net movement in funds	2025	2024
		£	£
	The net movement in funds is stated after charging/(crediting):		
	Fees payable to the charity's auditor:		
	- for the audit of the charity's financial statements	5,799	3,540
	- for other financial services	3,877	2,340
		<u>9,676</u>	<u>5,880</u>
9	Trustees		
	No trustees (or any persons connected with them) received any remuneration or benefits from the trust during the year.		
10	Employees		
	The average monthly number of employees during the year was:		
		2025	2024
		Number	Number
	Total	-	-
		<u>-</u>	<u>-</u>
	There were no employees whose annual remuneration was more than £60,000.		
11	Gains and losses on investments		
		Unrestricted funds	Unrestricted funds
		2025	2024
		£	£
	Gains/(losses) arising on:		
	Unrealised gain/(loss) on investments	(16,155)	88,248
		<u>(16,155)</u>	<u>88,248</u>

THE HOLEHIRD TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

12 Taxation

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

13 Investment property

	2025 £
Fair value	
At 1 April 2024	8,833,884
Additions through external acquisition	36,653
At 31 March 2025	8,870,537

If investment properties were stated on an historical cost basis rather than a fair value basis, the amounts would have been included as follows:

	2025 £	2024 £
Cost	1,144,488	1,107,835
Accumulated depreciation	-	-
Carrying amount	1,144,488	1,107,835

The investment property is held on the revaluation basis, valued at the market value as at the revaluation date. The property was last revalued in November 2015 at £8,196,000 by an independent valuer holding a recognised and relevant qualification and having recent experience in similar investment properties. Since the date of the valuation, improvement works totalling £672,886 have taken place and a piece of land valued at £35,000 has also been disposed of. The Trustees believe that the market value of the investment properties are at least equal to the valuation or have increased in value. The Trustees will have the properties revalued after completion of the current refurbishment works.

	2025 £	2024 £
Freehold	8,870,537	8,833,884

THE HOLEHIRD TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

14 Fixed asset investments

		Listed investments £
Cost or valuation		
At 1 April 2024		813,228
Valuation changes		(16,155)
At 31 March 2025		797,073
Carrying amount		
At 31 March 2025		797,073
At 31 March 2024		813,228
	2025	2024
	£	£
Listed investments included above:		
Listed investments carrying amount	797,073	813,228

Fixed asset investments revalued

Listed investments are valued at fair value, being their market value at the balance sheet date.

If the listed investments were stated on an historical cost basis, the amount to be included would be £92,427.

15 Debtors

	2025	2024
	£	£
Amounts falling due within one year:		
Other debtors	18,131	103,382
Prepayments and accrued income	30,972	22,108
	49,103	125,490

16 Creditors: amounts falling due within one year

		2025	2024
	Notes	£	£
Deferred income	17	7,475	11,471
Other creditors		77,696	7,129
Accruals		41,543	41,699
		126,714	60,299

THE HOLEHIRD TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

17 Deferred income

	2025 £	2024 £
Other deferred income	7,475	11,471

Deferred income is included in the financial statements as follows:

	2025 £	2024 £
Deferred income is included within:		
Current liabilities	7,475	11,471
Movements in the year:		
Deferred income at 1 April 2024	11,471	9,603
Released from previous periods	(11,471)	(9,603)
Resources deferred in the year	7,475	11,471
Deferred income at 31 March 2025	7,475	11,471

Deferred income is rental income received which relates to future periods.

18 Unrestricted funds - revaluation reserve

These are unrestricted funds which are material to the trust's activities.

	At 1 April 2024 £	At 31 March 2025 £
Revaluation reserve	7,726,048	7,726,048
Previous year:	At 1 April 2023 £	At 31 March 2024 £
Revaluation reserve	7,726,048	7,726,048

THE HOLEHIRD TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

19 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.

	At 1 April 2024	Incoming resources	Resources expended	Gains and losses	At 31 March 2025
	£	£	£	£	£
Unrestricted funds	1,986,255	230,507	(336,656)	(16,155)	1,863,951
Previous year:	At 1 April 2023	Incoming resources	Resources expended	Gains and losses	At 31 March 2024
	£	£	£	£	£
Unrestricted funds	2,096,359	204,216	(402,568)	88,248	1,986,255

20 Analysis of net assets between funds

	Unrestricted funds general	Unrestricted funds revaluation reserve	Total
	2025	2025	2025
	£	£	£
Fund balances at 31 March 2025 are represented by:			
Investment properties	1,144,489	7,726,048	8,870,537
Investments	797,073	-	797,073
Current assets/(liabilities)	(77,611)	-	(77,611)
	1,863,951	7,726,048	9,589,999
	Unrestricted funds general	Unrestricted funds revaluation reserve	Total
	2024	2024	2024
	£	£	£
Fund balances at 31 March 2024 are represented by:			
Investment properties	1,107,836	7,726,048	8,833,884
Investments	813,228	-	813,228
Current assets/(liabilities)	65,191	-	65,191
	1,986,255	7,726,048	9,712,303

THE HOLEHIRD TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

21 Related party transactions

All transactions relating to income and expenditure are processed through the Land Agent's client records.

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

22 Cash (absorbed by)/generated from operations	2025 £	2024 £
Deficit for the year	(122,304)	(110,104)
Adjustments for:		
Investment income recognised in statement of financial activities	(230,507)	(204,216)
Fair value gains and losses on investments	16,155	(88,248)
Movements in working capital:		
Decrease in debtors	76,387	425,203
Increase in creditors	70,411	30,275
(Decrease)/increase in deferred income	(3,996)	1,868
Cash (absorbed by)/generated from operations	(193,854)	54,778

THE HOLEHIRD TRUST

England & Wales - Charity number 235345

Accounts

Charity registration number 235345 (England and Wales)

THE HOLEHIRD TRUST
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2024

THE HOLEHIRD TRUST

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	Mr W M J Clark	(Appointed 11 June 2024)
	Mr P R Dew	(Appointed 11 June 2024)
	Mr P J Dixon	(Appointed 11 June 2024)
	Mr G Simpkins	(Appointed 11 June 2024)
Charity number (England and Wales)	235345	
Principal address	79 Ely Road Little Downham Ely Cambridgeshire CB62SN	
Auditor	Saint & Co. Sterling House Wavell Drive Rosehill Carlisle CA1 2SA	
Property manager	Savills 64 Warwick Road Carlisle CA1 1DR	

THE HOLEHIRD TRUST

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THE HOLEHIRD TRUST

TRUSTEES' REPORT

FOR THE YEAR ENDED 31 MARCH 2024

The trustees present their annual report and financial statements for the year ended 31 March 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 trust's governing document, the Charities Act 2011 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (effective 1 January 2019).

Objectives and activities

The trust's aims are to

1. Provide housing for beneficiaries who are in conditions of need or hardship, or who are in need of housing by virtue of age, sickness or infirmity.
2. To advance the education of beneficiaries.
3. To relieve children or young people in need.
4. To provide funding to other persons or bodies who could provide the appropriate goods, services and facilities to assist in the above.

Public benefit

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

Grant making policy

The day to day vetting of grant applications for presentation at each meeting is undertaken by another charity, the Cumbria Community Foundation, which carries out this function on an agency basis, based on guidance issued by the trust. Priority will be given to projects which support one of the following: elderly people, disabled people or children and young people up to the age of 18. Grants will normally be less than £2,000 over one year. A full list of the parishes and communities who are eligible to apply can be found on their website. A schedule of grant applications is then presented for consideration to the trust.

Achievements and performance

Significant activities and achievements against objectives

The year again proved successful with 25 grant applications being approved. The total funds expended on grants was £45,455 which was the same as in the previous year. Cumbria Community Foundation receive a payment of £4,545 (10% of the overall grant expenditure) to provide the administration of the grants and to review the eligibility and financial robustness of the applications prior to recommending approval of the grants to the trustees.

The standard of applications was again good which resulted in less applications being rejected prior to submission to the meeting.

Two grants were returned. One reflected a lower value required than originally anticipated - Warcop Methodist Church - £1,000 awarded in February 23 for a Winter Warm Spot. £173.77 of this was returned as unspent money.

The second grant was awarded to Allithwaite & Cartmel Parish Council (£2,000) in September 22 for rebuilding the public toilets, conditional on them securing funding from other sources to complete the project. Unfortunately, the full funding required was not achieved and the project has been stopped.

THE HOLEHIRD TRUST

TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2024

Financial review

The trust relies primarily on the letting of cottages and farms on the estate to generate its income which amounted to £204,216 which was higher than that of the previous year's £197,273 mainly due to some more properties being occupied after undergoing refurbishment during the previous year.

In addition to the awarding of grants the other main area of expenditure is the repairs and maintenance of the estate. The amount spent was £292,928 which was higher than the previous year's total of £194,750.

In 2021/22 the trust made a demand for dilapidations from the previous occupant of the Holehird Mansion and the additional £700,000 of income was recognised in that financial year. This £700,000 has been gradually utilised over the last three financial years partly to refurbish the existing properties on the estate and partly to support the annual administration costs of the Trust.

In respect of maintenance of properties across the estate £300k has been utilised for the Renovation of Low Borrans Cottage in March 2023 and a further £200k in 2023 and 2024 for the costs of securing and insuring Holehird Mansions whilst the sale progresses and other required renovations across the estate.

The Holehird Mansion property is vacant and has been actively marketed for sale. As at the 31st March 2024 the sale process had not progressed to a final offer stage but interested parties were in negotiation with the Trust in respect of potential sale offers.

The valuation of the trust's investments in the Charities Official Investment Fund (COIF) saw an increase from £724,980 to £813,228.

The total funds of the charity at the year end are £9,712,303 (2023: £9,822,407). This is unrestricted reserves.

This is a reduction of £110,104 in unrestricted reserves from 31 March 2023.

Reserves policy

The elected members of the Holehird Committee (acting on behalf of the Council as the sole Trustee) consider that the amount made available for grants is a prudent amount whilst still allowing the Trust to meet its charitable aims. In view of this the Holehird Committee members are satisfied that the activities of the Trust will remain in the region of £9.0m which should be achievable based on previous years. Reserves at 31 March 2024 were £9.712m which is in line with the desired level.

Property valuations

A revaluation of the estate and its properties was carried out by Savills in November 2015 and, following subsequent additions and disposals, the estate is now valued at £8.57m. A full revaluation of the estate will be requested once the potential sale of the Holehird Mansion is completed and the major refurbishment work on the remaining assets is complete.

Plans for future periods

The Holehird Trust is a lasting testimony to the donor, Mr. Leigh Groves. By continuing to make funds available in the relief of hardship and for the enhancement of education a commitment is made to ensure that the inhabitants within the Trust's geographical boundaries will continue to be provided for.

The trustee made available £200,000 to be awarded on grants to cover the period 01 April 2020 to 31 March 2024. This amount was determined by taking into account the need to make funds available for grants without jeopardising the trust's financial position such as an excessive depletion of reserves.

THE HOLEHIRD TRUST

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2024

Structure, governance and management

The trust is an unincorporated trust, constituted under a trust deed dated 27 July 1949 and is a registered charity, number 235345. The trust was established by the transfer from Mr. Leigh Groves of his Holehird Estate at Windermere to the then Westmorland County Council. On his death a further £10,000 was donated to the Council for the purpose of developing the estate. The trust's primary source of income is the letting of cottages and farms on the estate.

The trustee to 31.03.23 was Cumbria County Council but due to the restructure of Local Government in the geographical County of Cumbria the trustee responsibility transferred to Westmorland & Furness Council from 01.04.23. Six of its elected members were appointed to carry out its duties as trustee through the Holehird Trust committee. Each member is appointed for three years and is eligible for re-appointment after the expiry of this period.

At each of its quarterly meetings a schedule of grant applications is presented for consideration. Over the twelve month period consideration is also given to investment, reserves and risk policies.

The day to day vetting of grant applications for presentation at each meeting is undertaken by another charity, the Cumbria Community Foundation, which carries out this function on an agency basis.

The on-going maintenance of the trusts accounting records was delegated to the Council's Corporate Director of Resources and Westmorland and Furness Council provided in kind support to the Trust in respect of financial, legal and property advice and guidance.

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

Westmorland and Furness Council	(Resigned 11 June 2024)
Mr W M J Clark	(Appointed 11 June 2024)
Mr P R Dew	(Appointed 11 June 2024)
Mr P J Dixon	(Appointed 11 June 2024)
Mr G Simpkins	(Appointed 11 June 2024)

Other matters

The elected members who served on the Holehird Trust committee (acting on behalf of the Council as the sole trustee) during the 2023/24 financial year were:

Mr W M J Clark
Mr P R Dew
Mr P J Dixon
Mr G Simpkins
Mrs J Battye
Mr A Connell

Post Balance sheet event

Westmorland and Furness Council resigned as the sole trustee of the Holehird Trust on the 11 June 2024. This decision was taken by full Council.

A number of the existing elected members involved with the Trust agreed to continue as Trustees in their personal capacity from the 11 June 2024 and were subsequently appointed as Trustees.

The Council agreed to continue to provide the required officer support, including financial management support, during 2024/25 in order to ensure a smooth transition for the Trust. During 2024/25 the required legal transfer of the assets, bank account and investments has taken place.

THE HOLEHIRD TRUST

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2024

Statement of trustees' responsibilities

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

The law applicable to charities in England and Wales requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the trust and of the incoming resources and application of resources of the trust for that year.

In preparing these financial statements, the trustees are required to:

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

The trustees are responsible for keeping sufficient accounting records that disclose with reasonable accuracy at any time the financial position of the trust and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the trust and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

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

Mr G Simpkins

Trustee

10 June 2025

THE HOLEHIRD TRUST

INDEPENDENT AUDITOR'S REPORT

TO THE TRUSTEES OF THE HOLEHIRD TRUST

Opinion

We have audited the financial statements of The Holehird Trust (the 'trust') for the year ended 31 March 2024 which comprise the statement of financial activities, the statement of financial position, the statement of cash flows and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 March 2024 and of its incoming resources and application of resources, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the Charities Act 2011.

Basis for opinion

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

Conclusions relating to going concern

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

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

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

Other information

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

We have nothing to report in this regard.

THE HOLEHIRD TRUST

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE TRUSTEES OF THE HOLEHIRD TRUST

Matters on which we are required to report by exception

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

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

Responsibilities of trustees

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

Auditor's responsibilities for the audit of the financial statements

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

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

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

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

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

- the engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify or recognise non-compliance with applicable laws and regulations;
- we identified the laws and regulations applicable to the company through discussions with directors and other management;
- we focused on specific laws and regulations which we considered may have a direct material effect on the financial statements or the operations of the company;
- we assessed the extent of compliance with the laws and regulations identified above through making enquiries of management and inspecting legal correspondence; and
- identified laws and regulations were communicated within the audit team regularly and the team remained alert to instances of non-compliance throughout the audit.

THE HOLEHIRD TRUST

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE TRUSTEES OF THE HOLEHIRD TRUST

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

- making enquiries of management as to where they considered there was susceptibility to fraud, their knowledge of actual, suspected and alleged fraud;
- To address the risk of fraud through management bias and override of controls, we: performed analytical procedures to identify any unusual or unexpected relationships;
- tested journal entries to identify unusual transactions;
- assessed whether judgements and assumptions made in determining the accounting estimates set out in the accounting policies were indicative of potential bias; and
- investigated the rationale behind significant or unusual transactions.

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

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

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

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

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

Other matters

Your attention is drawn to the fact that the charity has prepared financial statements in accordance with "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (as amended) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has now been withdrawn.

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

Use of our report

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

THE HOLEHIRD TRUST

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE TRUSTEES OF THE HOLEHIRD TRUST

Stuart Farrer (Senior Statutory Auditor)

For and on behalf of Saint & Co., Statutory Auditor

& Chartered Accountants

Sterling House

Wavell Drive

Rosehill

Carlisle

CA1 2SA

10 June 2025

Saint & Co. is eligible for appointment as auditor of the trust by virtue of its eligibility for appointment as auditor of a company under section 1212 of the Companies Act 2006.

THE HOLEHIRD TRUST

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2024

		Unrestricted funds general	Unrestricted funds valuation reserve	Total	Unrestricted funds general	Unrestricted funds valuation reserve	Total
	Notes	2024 £	2024 £	2024 £	2023 £	2023 £	2023 £
Income and endowments from:							
Investments	3	204,216	-	204,216	197,273	-	197,273
Other income	4	-	-	-	26,770	-	26,770
Total income		204,216	-	204,216	224,043	-	224,043
Expenditure on:							
Raising funds	5	290,513	-	290,513	198,231	-	198,231
Charitable activities	6	112,055	-	112,055	193,032	-	193,032
Total expenditure		402,568	-	402,568	391,263	-	391,263
Net gains/(losses) on investments	12	88,248	-	88,248	(11,126)	-	(11,126)
Net expenditure and movement in funds		(110,104)	-	(110,104)	(178,346)	-	(178,346)
Reconciliation of funds:							
Fund balances at 1 April 2023		2,096,359	7,726,048	9,822,407	2,274,705	7,726,048	10,000,753
Fund balances at 31 March 2024		1,986,255	7,726,048	9,712,303	2,096,359	7,726,048	9,822,407

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

THE HOLEHIRD TRUST

STATEMENT OF FINANCIAL POSITION

AS AT 31 MARCH 2024

		2024		2023	
	Notes	£	£	£	£
Fixed assets					
Investment property	14		8,833,884		8,574,890
Investments	15		813,228		724,980
			<u>9,647,112</u>		<u>9,299,870</u>
Current assets					
Debtors	16	125,490		550,693	
Creditors: amounts falling due within one year	17	<u>(60,299)</u>		<u>(28,156)</u>	
Net current assets			<u>65,191</u>		<u>522,537</u>
Total assets less current liabilities			<u>9,712,303</u>		<u>9,822,407</u>
The funds of the trust					
Unrestricted funds - general			1,986,255		2,096,359
Unrestricted funds - revaluation reserve	19		7,726,048		7,726,048
			<u>9,712,303</u>		<u>9,822,407</u>

The financial statements were approved by the trustees on 10 June 2025

Mr G Simpkins
Trustee

THE HOLEHIRD TRUST

STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED 31 MARCH 2024

	Notes	2024 £	£	2023 £	£
Cash flows from operating activities					
Cash generated from/(absorbed by) operations	23		54,778		(347,273)
Investing activities					
Purchase of investment property		(258,994)		-	
Proceeds from disposal of other investments		-		150,000	
Investment income received		204,216		197,273	
Net cash (used in)/generated from investing activities			(54,778)		347,273
Net cash generated from financing activities			-		-
Net increase in cash and cash equivalents			-		-
Cash and cash equivalents at beginning of year			-		-
Cash and cash equivalents at end of year			-		-

The notes on pages 12 to 23 form part of these financial statements.

THE HOLEHIRD TRUST

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2024

1 Accounting policies

Charity information

The Holehird Trust is a public benefit entity and a registered charity in England and Wales and is unincorporated. The address of the principal office is 79 Ely Road, Little Downham, Ely, Cambridgeshire, CB6 2SN.

1.1 Accounting convention

The financial statements have been prepared in accordance with the trust's governing document, 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 trust is a Public Benefit Entity as defined by FRS 102.

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 trust. Monetary amounts in these financial statements are rounded to the nearest £.

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

1.2 Going concern

At the time of approving the financial statements, the trustees have a reasonable expectation that the trust has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continues 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. Unrestricted funds include a revaluation reserve representing the restatement of investment assets at market values, and a capital reserve representing funds the charity has set aside for improvements and refurbishments to properties.

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.

1.4 Income

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

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

Legacies are recognised on receipt or otherwise if the trust 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.

THE HOLEHIRD TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2024

1 Accounting policies

(Continued)

The following specific policies are applied to particular categories of income:

- rental income from investment properties is recognised when receipt is probable and entitlement is established
- investment income is recognised when receipt is probable and entitlement is established.

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.

Grants awarded to applicants are provided fully within expenditure at the time the award is approved. Support costs comprise costs for processing grants and applications and costs incurred in support of charitable activities. Resources expended for the management and administration of the charity represent the cost of managing the charity.

1.6 Investment property

Investment property, which is property held to earn rentals and/or for capital appreciation, is initially recognised at cost, which includes the purchase cost and any directly attributable expenditure. Subsequently it is measured at fair value at the reporting end date. The surplus or deficit on revaluation is recognised in profit or loss.

1.7 Fixed asset investments

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

1.8 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.

1.9 Financial instruments

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

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

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

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

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.

THE HOLEHIRD TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2024

1 Accounting policies

(Continued)

Basic financial liabilities

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

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

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

Derecognition of financial liabilities

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

2 Critical accounting estimates and judgements

In the application of the trust'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.

Investment property valuation

The trustees have estimated the value of the investment property based on their knowledge of the market and on previous valuations. The value included in the financial statements is £8,833,884.

3 Income from investments

	Unrestricted funds 2024 £	Unrestricted funds 2023 £
Rental income	204,216	197,273

THE HOLEHIRD TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2024

4 Other income

	Unrestricted funds 2024 £	Unrestricted funds 2023 £
Miscellaneous income	-	26,770

5 Expenditure on raising funds

	Unrestricted funds 2024 £	Unrestricted funds 2023 £
Trading costs		
Other trading activities - bad debt provision	(2,415)	3,481
Maintenance of premises	292,928	194,750
Total costs	290,513	198,231

6 Expenditure on charitable activities

	Grant funding 2024 £	Grant funding 2023 £
Direct costs		
Grant funding of activities (see note 7)	45,455	45,455
Share of support and governance costs (see note 8)		
Governance	66,600	147,577
	112,055	193,032
Analysis by fund		
Unrestricted funds - general	112,055	193,032

7 Grants payable

	Grant funding 2024 £	Grant funding 2023 £
Grants to institutions (25 grants):		
Institutions	45,455	45,455

THE HOLEHIRD TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2024

7 Grants payable

(Continued)

The charity awarded grants to the following beneficiaries in the year:

	2024 £
Bendrigg Trust	2,000
Support for Shap Skaters	2,000
Appleby-in-Westmorland Town Council	2,000
Askham and District Community Centre	2,000
Space 2 Create	2,000
South Lakeland Hydrotherapy (Trust) Limited	2,000
AWAZ	2,000
Hutton Roof Village Hall	2,000
Kirkbarrow Residents Association	2,000
Creative Communities	2,160
The Kendal Brewery Arts Centre Trust Limited	2,000
Stavely Village Association	2,000
Mainspring Arts	2,000
Shap Community CIO	1,800
Kendal Windows On Art	2,000
Kendal & District Parkinsons Support Group	2,000
Burton Memorial Hall	2,000
Helsington and Brigsteer Village Hall	2,000
Tebay Methodist Church	2,000
South Lakeland Breastfeeding	1,000
CancerCare North Lancashire & South Cumbria	2,000
Studio Morland	1,668
The Riverside Group	2,000
Going for Old	1,000
Citizens Advice Carlisle & Eden	2,000
Grants returned during 2023/24:	
Warcop Methodist Church - £1,000 awarded in 2022/23	(173)
Allithwaite & Cartmel Parish Council - £2,000 awarded in 2022/23	(2,000)
	45,455

THE HOLEHIRD TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2024

8 Support costs allocated to activities

	2024 £	2023 £
Governance costs	66,600	147,577
Analysed between:		
Grant funding	66,600	147,577
Governance costs comprise:		
	2024 £	2023 £
Audit fees	3,545	2,067
Accountancy	2,337	1,243
Agency fees	38,582	34,013
Professional fees	22,136	110,187
Interest payable	-	67
	66,600	147,577

9 Net movement in funds

	2024 £	2023 £
The net movement in funds is stated after charging/(crediting):		
Fees payable to the charity's auditor:		
- for the audit of the charity's financial statements	3,540	2,067
- for other financial services	2,340	1,243

10 Trustees

No trustees (or any persons connected with them) received any remuneration or benefits from the trust during the year.

11 Employees

The average monthly number of employees during the year was:

	2024 Number	2023 Number
Total	-	-

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

THE HOLEHIRD TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2024

12 Gains and losses on investments

	Unrestricted funds 2024 £	Unrestricted funds 2023 £
Gains/(losses) arising on:		
Unrealised gain/(loss) on investments	88,248	(6,514)
Sale of investments	-	(4,612)
	<u>88,248</u>	<u>(11,126)</u>

13 Taxation

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

14 Investment property

	2024 £
Fair value	
At 1 April 2023	8,574,890
Additions through external acquisition	258,994
	<u>8,833,884</u>
At 31 March 2024	<u>8,833,884</u>

If investment properties were stated on an historical cost basis rather than a fair value basis, the amounts would have been included as follows:

	2024 £	2023 £
Cost	1,107,835	848,841
Accumulated depreciation	-	-
	<u>1,107,835</u>	<u>848,841</u>
Carrying amount	<u>1,107,835</u>	<u>848,841</u>

The investment property is held on the revaluation basis, valued at the market value as at the revaluation date. The property was last revalued in November 2015 at £8,196,000 by an independent valuer holding a recognised and relevant qualification and having recent experience in similar investment properties. Since the date of the valuation, improvement works totalling £672,884 have taken place and a piece of land valued at £35,000 has also been disposed of. The Trustees believe that the market value of the investment properties are at least equal to the valuation or have increased in value. The Trustees will have the properties revalued after completion of the current refurbishment works.

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

- 19 -

THE HOLEHIRD TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2024

17 Creditors: amounts falling due within one year

	Notes	2024 £	2023 £
Deferred income	18	11,471	9,603
Other creditors		7,129	2,688
Accruals		41,699	15,865
		<u>60,299</u>	<u>28,156</u>

18 Deferred income

	2024 £	2023 £
Other deferred income	11,471	9,603
	<u>11,471</u>	<u>9,603</u>

Deferred income is included in the financial statements as follows:

	2024 £	2023 £
Deferred income is included within:		
Current liabilities	11,471	9,603
	<u>11,471</u>	<u>9,603</u>
Movements in the year:		
Deferred income at 1 April 2023	9,603	8,621
Released from previous periods	(9,603)	(8,621)
Resources deferred in the year	11,471	9,603
	<u>11,471</u>	<u>9,603</u>
Deferred income at 31 March 2024	11,471	9,603
	<u>11,471</u>	<u>9,603</u>

Deferred income is rental income received which relates to future periods.

THE HOLEHIRD TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2024

19 Unrestricted funds - revaluation reserve

These are unrestricted funds which are material to the trust's activities.

	At 1 April 2023	At 31 March 2024
	£	£
Revaluation reserve	7,726,048	7,726,048
Previous year:	At 1 April 2022	At 31 March 2023
	£	£
Revaluation reserve	7,726,048	7,726,048

20 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.

	At 1 April 2023	Incoming resources	Resources expended	Gains and losses	At 31 March 2024
	£	£	£	£	£
Unrestricted funds	2,096,359	204,216	(402,568)	88,248	1,986,255
Previous year:	At 1 April 2022	Incoming resources	Resources expended	Gains and losses	At 31 March 2023
	£	£	£	£	£
Unrestricted funds	2,274,705	224,043	(391,263)	(11,126)	2,096,359

THE HOLEHIRD TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2024

21 Analysis of net assets between funds

	Unrestricted funds general	Unrestricted funds revaluation reserve	Total
	2024	2024	2024
	£	£	£
Fund balances at 31 March 2024 are represented by:			
Investment properties	1,107,836	7,726,048	8,833,884
Investments	813,228	-	813,228
Current assets/(liabilities)	65,191	-	65,191
	<u>1,986,255</u>	<u>7,726,048</u>	<u>9,712,303</u>
	<u><u>1,986,255</u></u>	<u><u>7,726,048</u></u>	<u><u>9,712,303</u></u>
	Unrestricted funds general	Unrestricted funds revaluation reserve	Total
	2023	2023	2023
	£	£	£
Fund balances at 31 March 2023 are represented by:			
Investment properties	848,842	7,726,048	8,574,890
Investments	724,980	-	724,980
Current assets/(liabilities)	522,537	-	522,537
	<u>2,096,359</u>	<u>7,726,048</u>	<u>9,822,407</u>
	<u><u>2,096,359</u></u>	<u><u>7,726,048</u></u>	<u><u>9,822,407</u></u>

22 Related party transactions

All transactions relating to income and expenditure are processed through the Land Agent's client records.

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

THE HOLEHIRD TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2024

23	Cash generated from/(absorbed by) operations	2024 £	2023 £
	Deficit for the year	(110,104)	(178,346)
	Adjustments for:		
	Investment income recognised in statement of financial activities	(204,216)	(197,273)
	(Gain)/loss on disposal of investments	-	4,612
	Fair value gains and losses on investments	(88,248)	6,514
	Movements in working capital:		
	Decrease in debtors	425,203	239,332
	Increase/(decrease) in creditors	30,275	(223,094)
	Increase in deferred income	1,868	982
	Cash generated from/(absorbed by) operations	<u>54,778</u>	<u>(347,273)</u>

THE HOLEHIRD TRUST

England & Wales - Charity number 235345

Accounts

THE HOLEHIRD TRUST
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2023

THE HOLEHIRD TRUST

LEGAL AND ADMINISTRATIVE INFORMATION

Trustee Westmorland and Furness Council

Committee Members Mr W Clark (Chair)
Mr A Connell
Mr P Dew
Mrs J Battye
Mr P Dixon
Mr G Simpkins

Charity number 235345

Principal address Westmorland and Furness Council
South Lakeland House
Lowther Street
Kendal
Cumbria
LA9 4DQ

Auditor Saint & Co.
Sterling House
Wavell Drive
Rosehill
Carlisle
CA1 2SA

Property manager Savills
64 Warwick Road
Carlisle
CA1 1DR

THE HOLEHIRD TRUST

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THE HOLEHIRD TRUST

TRUSTEE'S REPORT

FOR THE YEAR ENDED 31 MARCH 2023

The trustee presents its annual report and financial statements for the year ended 31 March 2023.

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 trust's governing document, the Charities Act 2011 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (effective 1 January 2019).

Objectives and activities

The trust's aims are to

1. Provide housing for beneficiaries who are in conditions of need or hardship, or who are in need of housing by virtue of age, sickness or infirmity.
2. To advance the education of beneficiaries.
3. To relieve children or young people in need.
4. To provide funding to other persons or bodies who could provide the appropriate goods, services and facilities to assist in the above.

Public benefit

The trustee has paid due regard to guidance issued by the Charity Commission in deciding what activities the trust should undertake.

Grant making policy

The day to day vetting of grant applications for presentation at each meeting is undertaken by another charity, the Cumbria Community Foundation, which carries out this function on an agency basis, based on guidance issued by the trust. Priority will be given to projects which support one of the following: elderly people, disabled people or children and young people up to the age of 18. Grants will normally be less than £2,000 over one year. A full list of the parishes and communities who are eligible to apply can be found on their website. A schedule of grant applications is then presented for consideration to the trust.

Achievements and performance

Significant activities and achievements against objectives

The year again proved successful with 28 grant applications being approved. The total funds expended on grants was £45,455 which was lower than the previous year's £51,766 due mainly to the previous year including applications which had been delayed due to the COVID pandemic.

The standard of applications was again good which resulted in less applications being rejected prior to submission to the meeting.

Financial review

The trust relies primarily on the letting of cottages and farms on the estate to generate its income which amounted to £197,273 which was higher than that of the previous year's £195,806 mainly due to some more properties being occupied after undergoing refurbishment during the previous year. In the previous year, the trust made a demand for dilapidations and an additional £700,000 of income was recognised in respect of this.

In addition to the awarding of grants the other main area of expenditure is the repairs and maintenance of the estate. The amount spent was £194,750 which was higher than the previous year's total of £142,552.

The valuation of the trust's investments in the Charities Official Investment Fund (COIF) saw a decrease from £886,106 to £724,980. This was due to some investments being sold to finance refurbishment costs to some of the estate properties. The original purchase price of this holding is disclosed in the Fixed asset investments note.

The total funds of the charity at the year end are £9,822,407 (2022: £10,000,753). This is unrestricted free reserves.

Due to the prevailing financial climate this remains an area which will be closely monitored.

THE HOLEHIRD TRUST

TRUSTEE'S REPORT (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2023

Reserves policy

The elected members consider that the amount made available for grants is a prudent amount whilst still allowing the Trust to meet its charitable aims. In view of this the elected members are satisfied that the activities of the Trust will remain in the region of £9.0m which should be achievable based on previous years. Reserves at 31 March 2023 were £9.8m which is in line with the desired level.

Property valuations

A revaluation of the estate and its properties was carried out by Savills in November 2015 and is now valued at £8.57m.

Plans for future periods

The Holehird Trust is a lasting testimony to the donor, Mr. Leigh Groves. By continuing to make funds available in the relief of hardship and for the enhancement of education a commitment is made to ensure that the inhabitants within the Trust's geographical boundaries will continue to be provided for.

Those elected members responsible for carrying out the Council's duties as trustee are mindful of the potential difficulties associated with an ageing local population and are also eager to see the area's young people make appropriate use of educational assistance available through the trust.

The trustee made available £150,000 to be awarded on grants to cover the period 01 April 2020 to 31 March 2023. This amount was determined by taking into account the need to make funds available for grants without jeopardising the trust's financial position such as an excessive depletion of reserves.

Structure, governance and management

The trust is an unincorporated trust, constituted under a trust deed dated 27 July 1949 and is a registered charity, number 235345. The trust was established by the transfer from Mr. Leigh Groves of his Holehird Estate at Windermere to the then Westmorland County Council. On his death a further £10,000 was to be donated to the Council for the purpose of developing the estate. The trust's primary source of income is the letting of cottages and farms on the estate.

The trustee to 31.03.23 was Cumbria County Council but due to the restructure of Local Government in the geographical County of Cumbria the trustee will be Westmorland & Furness Council from 01.04.23. Six of its elected members will be appointed to carry out its duties as trustee. Each member is appointed for three years by one of the Council's sub committees and is eligible for re-appointment after the expiry of this period.

At each of its quarterly meetings a schedule of grant applications is presented for consideration. At the same meetings consideration is also given to investment, reserves and risk policies.

The day to day vetting of grant applications for presentation at each meeting is undertaken by another charity, the Cumbria Community Foundation, which carries out this function on an agency basis.

The on-going maintenance of the trusts accounting records was delegated to the Council's Corporate Director of Finance.

The members of the trustee who served during the year and up to the date of signature of the financial statements were:
Westmorland and Furness Council

Recruitment and appointment of trustees

Organisational structure

The six members are appointed by the Council's cabinet to serve for a period of 3 years.

THE HOLEHIRD TRUST

TRUSTEE'S REPORT (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2023

Statement of trustee's responsibilities

The trustee is responsible for preparing the Trustee's Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England and Wales requires the trustee to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the trust and of the incoming resources and application of resources of the trust for that year.

In preparing these financial statements, the trustee is required to:

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

The trustee is responsible for keeping sufficient accounting records that disclose with reasonable accuracy at any time the financial position of the trust and enable it to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. It is also responsible for safeguarding the assets of the trust and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The trustee's report was approved by the Trustee.

Westmorland and Furness Council

Trustee

16 May 2024

THE HOLEHIRD TRUST

INDEPENDENT AUDITOR'S REPORT

TO THE TRUSTEE OF THE HOLEHIRD TRUST

Opinion

We have audited the financial statements of The Holehird Trust (the 'trust') for the year ended 31 March 2023 which comprise the statement of financial activities, the statement of financial position, the statement of cash flows and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 March 2023 and of its incoming resources and application of resources, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

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

Conclusions relating to going concern

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

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

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

Other information

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

We have nothing to report in this regard.

THE HOLEHIRD TRUST

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE TRUSTEE OF THE HOLEHIRD TRUST

Matters on which we are required to report by exception

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

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

Responsibilities of trustee

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

Auditor's responsibilities for the audit of the financial statements

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

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

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

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

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

- the engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify or recognise non-compliance with applicable laws and regulations;
- we identified the laws and regulations applicable to the company through discussions with directors and other management;
- we focused on specific laws and regulations which we considered may have a direct material effect on the financial statements or the operations of the company;
- we assessed the extent of compliance with the laws and regulations identified above through making enquiries of management and inspecting legal correspondence; and
- identified laws and regulations were communicated within the audit team regularly and the team remained alert to instances of non-compliance throughout the audit.

THE HOLEHIRD TRUST

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE TRUSTEE OF THE HOLEHIRD TRUST

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

- making enquiries of management as to where they considered there was susceptibility to fraud, their knowledge of actual, suspected and alleged fraud;
- To address the risk of fraud through management bias and override of controls, we performed analytical procedures to identify any unusual or unexpected relationships;
- tested journal entries to identify unusual transactions;
- assessed whether judgements and assumptions made in determining the accounting estimates set out in the accounting policies were indicative of potential bias; and
- investigated the rationale behind significant or unusual transactions.

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

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

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

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

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

Other matters

Your attention is drawn to the fact that the charity has prepared financial statements in accordance with "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (as amended) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has now been withdrawn.

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

Use of our report

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

THE HOLEHIRD TRUST

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE TRUSTEE OF THE HOLEHIRD TRUST

Saint & Co.

21 May 2024

**Chartered Accountants &
Statutory Auditor**

Sterling House
Wavell Drive
Rosehill
Carlisle
CA1 2SA

Saint & Co. is eligible for appointment as auditor of the trust by virtue of its eligibility for appointment as auditor of a company under section 1212 of the Companies Act 2006.

THE HOLEHIRD TRUST

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2023

		Unrestricted funds general	Unrestricted funds revaluation reserve	Total	Unrestricted funds general	Unrestricted funds revaluation reserve	Total
	Notes	2023 £	2023 £	2023 £	2022 £	2022 £	2022 £
Income and endowments from:							
Investments	3	197,273	-	197,273	195,806	-	195,806
Other income	4	26,770	-	26,770	706,061	-	706,061
Total income		224,043	-	224,043	901,867	-	901,867
Expenditure on:							
Raising funds	5	198,231	-	198,231	142,552	-	142,552
Charitable activities	6	193,032	-	193,032	239,970	-	239,970
Total expenditure		391,263	-	391,263	382,522	-	382,522
Net gains/(losses) on investments	12	(11,126)	-	(11,126)	92,313	-	92,313
Net income/(expenditure) and movement in funds		(178,346)	-	(178,346)	611,658	-	611,658
Reconciliation of funds:							
Fund balances at 1 April 2022		2,274,705	7,726,048	10,000,753	1,663,047	7,726,048	9,389,095
Fund balances at 31 March 2023		2,096,359	7,726,048	9,822,407	2,274,705	7,726,048	10,000,753

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

THE HOLEHIRD TRUST

STATEMENT OF FINANCIAL POSITION

AS AT 31 MARCH 2023

		2023		2022 as restated	
	Notes	£	£	£	£
Fixed assets					
Investment property	14		8,574,890		8,574,890
Investments	15		724,980		886,106
			<u>9,299,870</u>		<u>9,460,996</u>
Current assets					
Debtors	16	550,693		790,025	
Creditors: amounts falling due within one year	17	<u>(28,156)</u>		<u>(250,268)</u>	
Net current assets			<u>522,537</u>		<u>539,757</u>
Total assets less current liabilities			<u><u>9,822,407</u></u>		<u><u>10,000,753</u></u>
The funds of the trust					
Unrestricted funds - general			2,096,359		2,274,705
Unrestricted funds - revaluation reserve	19		7,726,048		7,726,048
			<u><u>9,822,407</u></u>		<u><u>10,000,753</u></u>

The financial statements were approved by the trustee on 16 May 2024

Westmorland and Furness Council
Trustee

THE HOLEHIRD TRUST

STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED 31 MARCH 2023

	Notes	2023 £	£	2022 £	£
Cash flows from operating activities					
Cash absorbed by operations	23		(347,273)		(191,677)
Investing activities					
Purchase of investment property		-		(4,129)	
Proceeds from disposal of other investments		150,000		-	
Investment income received		197,273		195,806	
Net cash generated from investing activities			347,273		191,677
Net cash used in financing activities			-		-
Net increase in cash and cash equivalents			-		-
Cash and cash equivalents at beginning of year			-		-
Cash and cash equivalents at end of year			-		-

The notes on pages 11 to 22 form part of these financial statements.

THE HOLEHIRD TRUST

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2023

1 Accounting policies

Charity information

The Holehird Trust is a public benefit entity and a registered charity in England and Wales and is unincorporated. The address of the principal office is Cumberland Council, Parkhouse Building, Carlisle, Cumbria, CA6 4SJ.

1.1 Accounting convention

The financial statements have been prepared in accordance with the trust's governing document, 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 trust is a Public Benefit Entity as defined by FRS 102.

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 trust. Monetary amounts in these financial statements are rounded to the nearest £.

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

1.2 Going concern

At the time of approving the financial statements, the trustee has a reasonable expectation that the trust has adequate resources to continue in operational existence for the foreseeable future. Thus the trustee continues 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 trustee in furtherance of their charitable objectives. Unrestricted funds include a revaluation reserve representing the restatement of investment assets at market values, and a capital reserve representing funds the charity has set aside for improvements and refurbishments to properties.

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.

1.4 Income

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

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

Legacies are recognised on receipt or otherwise if the trust 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.

THE HOLEHIRD TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2023

1 Accounting policies

(Continued)

The following specific policies are applied to particular categories of income:

- rental income from investment properties is recognised when receipt is probable and entitlement is established
- investment income is recognised when receipt is probable and entitlement is established.

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.

Grants awarded to applicants are provided fully within expenditure at the time the award is approved. Support costs comprise costs for processing grants and applications and costs incurred in support of charitable activities. Resources expended for the management and administration of the charity represent the cost of managing the charity.

1.6 Investment property

Investment property, which is property held to earn rentals and/or for capital appreciation, is initially recognised at cost, which includes the purchase cost and any directly attributable expenditure. Subsequently it is measured at fair value at the reporting end date. The surplus or deficit on revaluation is recognised in profit or loss.

1.7 Fixed asset investments

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

1.8 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.

1.9 Financial instruments

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

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

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

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

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.

THE HOLEHIRD TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2023

1 Accounting policies

(Continued)

Basic financial liabilities

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

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

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

Derecognition of financial liabilities

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

1.10 Restatement of comparatives

The monies held by Cumberland Council on behalf of The Holehird Trust were previously shown in cash at bank. These have been restated in the accounts to include the year end balance as a debtor due from the council. The comparative figures have been restated. There has been no impact on the net income or the Trust's funds. The amount due from Cumberland Council at 31 March 2023 was £183,555 (31 March 2022 owed to the council was £189,381).

2 Critical accounting estimates and judgements

In the application of the trust's accounting policies, the trustee is 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.

Investment property valuation

The trustee has estimated the value of the investment property based on their knowledge of the market and on previous valuations. The value included in the financial statements is £8,574,890.

3 Income from investments

	Unrestricted funds 2023 £	Unrestricted funds 2022 £
Rental income	197,273	195,806

THE HOLEHIRD TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2023

4 Other income

	Unrestricted funds 2023 £	Unrestricted funds 2022 £
Miscellaneous income	26,770	6,061
Other exceptional income	-	700,000
	<u>26,770</u>	<u>706,061</u>

5 Expenditure on raising funds

	Unrestricted funds 2023 £	Unrestricted funds 2022 £
Trading costs		
Other trading activities - bad debt provision	3,481	-
Investment management	194,750	142,552
Total costs	<u>198,231</u>	<u>142,552</u>

6 Expenditure on charitable activities

	Grant funding 2023 £	Grant funding 2022 £
Direct costs		
Grant funding of activities (see note 7)	45,455	51,766
Share of support and governance costs (see note 8)		
Governance	147,577	188,204
	<u>193,032</u>	<u>239,970</u>
Analysis by fund		
Unrestricted funds - general	<u>193,032</u>	<u>239,970</u>

THE HOLEHIRD TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2023

7 Grants payable

	Grant funding 2023 £	Grant funding 2022 £
Grants to institutions (28 grants):		
Institutions	45,455	51,766

The charity awarded grants to the following beneficiaries in the year:

	2023 £
Youth Presence	2,000
1st Stavely Brownies	800
Windermere Rowing Club	1,000
North Lancashire & South Cumbria Motor Neurone Disease Association	911
Allithwaite & Cartmel Parish Council	2,000
Stainton Institute	1,180
Lake District Foundation	2,000
Kendal Parkinsons	500
PBC Foundation	608
Heron Corn Mill	2,000
Kendal Windows on Art	2,000
Western Dales Community Bus Service	1,500
Crosby Ravensworth Parish Council	2,000
Studio Moreland Saturday Art Club	2,000
Windermere Youth Project	2,000
Newbiggin Village Hall	2,000
Crossthwaite & Lyth Recreational Field Trust	2,000
Queen Katherine School Association	2,000
Warcop Methodist Church	1,000
Together We Talk Newton Rigg	2,000
Levens Playing Fields	2,000
Orton Market Hall	2,000
Penrith Football Club	2,000
Carlisle Cathedral	1,000
Sight Advice	2,000
Blackwell Sailing	2,000
Cumbria Development Education Centre	1,956
Ambleside Parish Centre	1,000
	45,455

THE HOLEHIRD TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2023

8 Support costs allocated to activities

	2023	2022
	£	£
Governance costs	147,577	188,204
	<u> </u>	<u> </u>
Analysed between:		
Grant funding	147,577	188,204
	<u> </u>	<u> </u>
	2023	2022
	£	£
Governance costs comprise:		
Audit fees	2,067	1,966
Accountancy	1,243	1,289
Agency fees	34,013	33,088
Professional fees	110,187	151,178
Interest payable	67	683
	<u> </u>	<u> </u>
	147,577	188,204
	<u> </u>	<u> </u>

9 Net movement in funds

	2023	2022
	£	£
The net movement in funds is stated after charging/(crediting):		
Fees payable to the charity's auditor:		
- for the audit of the charity's financial statements	2,067	1,966
- for other financial services	1,243	1,289
	<u> </u>	<u> </u>

10 Trustee

No trustee (or any persons connected with them) received any remuneration or benefits from the trust during the year.

11 Employees

The average monthly number of employees during the year was:

	2023	2022
	Number	Number
Total	-	-
	<u> </u>	<u> </u>

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

THE HOLEHIRD TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2023

12 Gains and losses on investments

	Unrestricted funds 2023 £	Unrestricted funds 2022 £
Gains/(losses) arising on:		
Unrealised gain/(loss) on investments	(6,514)	92,313
Sale of investments	(4,612)	-
	<u>(11,126)</u>	<u>92,313</u>

13 Taxation

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

14 Investment property

	2023 £
Fair value	
At 1 April 2022 and 31 March 2023	<u>8,574,890</u>

If investment properties were stated on an historical cost basis rather than a fair value basis, the amounts would have been included as follows:

	2023 £	2022 £
Cost	844,713	844,713
Accumulated depreciation	-	-
	<u>844,713</u>	<u>844,713</u>
Carrying amount	<u>844,713</u>	<u>844,713</u>

The investment property is held on the revaluation basis, valued at the market value as at the revaluation date. The property was last revalued in November 2015 at £8,196,000 by an independent valuer holding a recognised and relevant qualification and having recent experience in similar investment properties. Since the date of the valuation, improvement works totalling £413,890 have taken place and a piece of land valued at £35,000 has also been disposed of. The Trustee believes that the market value of the investment properties are at least equal to the valuation or have increased in value. The Trustee will have the properties revalued after completion of the current refurbishment works.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2023

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THE HOLEHIRD TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2023

17 Creditors: amounts falling due within one year

	Notes	2023 £	2022 as restated £
Deferred income	18	9,603	8,621
Other creditors		2,688	190,332
Accruals		15,865	51,315
		<u>28,156</u>	<u>250,268</u>

18 Deferred income

	2023 £	2022 £
Other deferred income	9,603	8,621
	<u>9,603</u>	<u>8,621</u>

Deferred income is included in the financial statements as follows:

	2023 £	2022 £
Deferred income is included within:		
Current liabilities	9,603	8,621
	<u>9,603</u>	<u>8,621</u>
Movements in the year:		
Deferred income at 1 April 2022	8,621	5,907
Released from previous periods	(8,621)	(5,907)
Resources deferred in the year	9,603	8,621
	<u>9,603</u>	<u>8,621</u>
Deferred income at 31 March 2023	9,603	8,621

Deferred income is rental income received which relates to future periods.

THE HOLEHIRD TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2023

19 Unrestricted funds - revaluation reserve

These are unrestricted funds which are material to the trust's activities.

	At 1 April 2022	At 31 March 2023
	£	£
Revaluation reserve	7,726,048	7,726,048
Previous year:	At 1 April 2021	At 31 March 2022
	£	£
Revaluation reserve	7,726,048	7,726,048

20 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.

	At 1 April 2022	Incoming resources	Resources expended	Gains and losses	At 31 March 2023
	£	£	£	£	£
Unrestricted funds	2,274,705	224,043	(391,263)	(11,126)	2,096,359
Previous year:	At 1 April 2021	Incoming resources	Resources expended	Gains and losses	At 31 March 2022
	£	£	£	£	£
Unrestricted funds	1,663,047	901,867	(382,522)	92,313	2,274,705

THE HOLEHIRD TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2023

21 Analysis of net assets between funds

	Unrestricted funds general	Unrestricted funds revaluation reserve	Total
	2023	2023	2023
	£	£	£
Fund balances at 31 March 2023 are represented by:			
Investment properties	848,842	7,726,048	8,574,890
Investments	724,980	-	724,980
Current assets/(liabilities)	522,537	-	522,537
	<u>2,096,359</u>	<u>7,726,048</u>	<u>9,822,407</u>
	<u><u>2,096,359</u></u>	<u><u>7,726,048</u></u>	<u><u>9,822,407</u></u>
	Unrestricted funds general	Unrestricted funds revaluation reserve	Total
	2022	2022	2022
	£	£	£
Fund balances at 31 March 2022 are represented by:			
Investment properties	848,842	7,726,048	8,574,890
Investments	886,106	-	886,106
Current assets/(liabilities)	539,757	-	539,757
	<u>2,274,705</u>	<u>7,726,048</u>	<u>10,000,753</u>
	<u><u>2,274,705</u></u>	<u><u>7,726,048</u></u>	<u><u>10,000,753</u></u>

22 Related party transactions

All transactions relating to income and expenditure are processed through the Land Agent's client records.

There were no disclosable related party transactions during the year (2022 - none).

THE HOLEHIRD TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2023

23	Cash generated from operations	2023 £	2022 £
	(Deficit)/surplus for the year	(178,346)	611,658
	Adjustments for:		
	Investment income recognised in statement of financial activities	(197,273)	(195,806)
	Loss on disposal of investments	4,612	-
	Fair value gains and losses on investments	6,514	(92,313)
	Movements in working capital:		
	Decrease/(increase) in debtors	239,332	(642,126)
	(Decrease)/increase in creditors	(223,094)	124,196
	Increase in deferred income	982	2,714
	Cash absorbed by operations	(347,273)	(191,677)

24 Prior period adjustment

Changes to the statement of financial position

	At 31 March 2022		
	As previously reported	Adjustment	As restated
	£	£	£
Current assets			
Bank and cash	(189,381)	189,381	-
Creditors due within one year			
Other creditors	(52,266)	(189,381)	(241,647)
	<u>10,000,753</u>	<u>-</u>	<u>10,000,753</u>
Net assets	10,000,753	-	10,000,753
Capital funds			
Income funds			
Revaluation reserve	7,726,048	-	7,726,048
Unrestricted funds	2,274,705	-	2,274,705
Total equity	10,000,753	-	10,000,753

See further explanation in note 1.10 above.

THE HOLEHIRD TRUST

England & Wales - Charity number 235345

Accounts

Holehird Trust
Financial Statements
31 March 2022

SAINT & CO

Chartered accountants & statutory auditor
Sterling House
Wavell Drive, Rosehill
Carlisle, Cumbria
CA1 2SA

Holehird Trust

Financial Statements

Year ended 31 March 2022

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Holehird Trust

Trustee's Annual Report

Year ended 31 March 2022

The trustee presents his report and the financial statements of the charity for the year ended 31 March 2022.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered charity name Holehird Trust

Charity registration number 235345

Principal office Cumbria County Council
Parkhouse Building
Kingmoor Park
Carlisle
CA6 4SJ

THE TRUSTEE Westmorland and Furness Council
(was Cumbria County Council)

COMMITTEE MEMBERS Mrs BC Gray
Mr D Whipp
Mr J Bland
Mr W Clark
Mr A Connell
Mr P Dew

AUDITOR Saint & Co
Chartered accountants & statutory auditor
Sterling House
Wavell Drive, Rosehill
Carlisle, Cumbria
CA1 2SA

STRUCTURE, GOVERNANCE AND MANAGEMENT

The trust is an unincorporated trust, constituted under a trust deed dated 27 July 1949 and is a registered charity, number 235345. The trust was established by the transfer from Mr. Leigh Groves of his Holehird Estate at Windermere to the then Westmorland County Council. On his death a further £ 10,000 was to be donated to the Council for the purpose of developing the estate. The trust's primary source of income is the letting of cottages and farms on the estate.

The trustee is Westmorland and Furness Council (the successor authority to Cumbria County Council due to local government re-organisation in 2023, which was in turn successor authority to Westmorland due to the local government re-organisation in 1974) which appoints six of its elected members to carry out its duties as trustee. Each member is appointed for three years by one of the Council's sub committees and is eligible for re-appointment after the expiry of this period.

At each of its quarterly meetings a schedule of grant applications is presented for consideration. At the same meetings consideration is also given to investment, reserves and risk policies.

The day to day vetting of grant applications for presentation at each meeting is undertaken by another charity, the Cumbria Community Foundation, which carries out this function on an agency basis.

Holehird Trust

Trustee's Annual Report *(continued)*

Year ended 31 March 2022

The on-going maintenance of the trusts accounting records is delegated to the Council's Corporate Director of Finance.

The trustee confirms that it has complied with section 17(5) of the 2011 Charities Act in having paid due regard to the Charities Commission guidance on public benefit.

OBJECTIVES AND ACTIVITIES

The trust's aims are to

1. Provide housing for beneficiaries who are in conditions of need or hardship, or who are in need of housing by virtue of age, sickness or infirmity.
2. To advance the education of beneficiaries.
3. To relieve children or young people in need.
4. To provide funding to other persons or bodies who could provide the appropriate goods, services and facilities to assist in the above.

GRANT MAKING POLICY

The day to day vetting of grant applications for presentation at each meeting is undertaken by another charity, the Cumbria Community Foundation, which carries out this function on an agency basis, based on guidance issued by the trust. Priority will be given to projects which support one of the following; elderly people, disabled people or children and young people up to the age of 18. Grant will normally be less than £2,000 over one year. A full list of the parishes and communities who are eligible to apply can be found on their website. A schedule of grant applications is then presented for consideration to the trust.

ACHIEVEMENTS AND PERFORMANCE

The year again proved successful with 25 grant applications being approved. The total funds expended on grants was £51,766 which was higher than the previous year due mainly to the increased number of grant applications submitted compared to during the COVID pandemic.

The standard of applications was again good which resulted in less applications being rejected prior to submission to the meeting.

Holehird Trust

Trustee's Annual Report *(continued)*

Year ended 31 March 2022

FINANCIAL REVIEW

The trust relies mainly on the letting of cottages and farms on the estate to generate its income which amounted to £195,806 which was higher than that of the previous year's £192,808, mainly due to some more properties being occupied after undergoing refurbishment during the previous year. In the year the trust made a demand for dilapidations and an additional £700,000 of income has been recognised in the year in respect of this.

In addition to the awarding of grants, the other main area of expenditure is the repairs and maintenance of the estate. The amount spent was £99,036 which was slightly lower than the previous year's total of £102,053.

The valuation of the trust's investments in the Charities Official Investment Fund (COIF) saw an increase from £793,793 to £886,106. The original purchase price of this holding is disclosed in note 15. Due to the nature of the investments held there have been no investment objectives set.

The total funds of the charity at the year end are £10,000,753 (2021: £9,389,095). This is unrestricted free reserves.

Due to the prevailing financial climate this remains an area which will be closely monitored.

RESERVES POLICY

The elected members consider that the amount made available for grants is a prudent amount whilst still allowing the Trust to meet its charitable aims. In view of this the elected members are satisfied that the activities of the Trust are consistent with maintaining balances. It is the intention that the overall reserves of the Trust will remain in the region of £9.0m which should be achievable based on recent years. Reserves at 31 March 2022 were £10m which is in line with the desired level.

PROPERTY VALUATIONS

A revaluation of the estate and its properties was carried out by Savills in November 2015 and is now valued at £8.57m.

PLANS FOR FUTURE PERIODS

The Holehird Trust is a lasting testimony to the donor, Mr. Leigh Groves. By continuing to make funds available in the relief of hardship and for the enhancement of education a commitment is made to ensure that the inhabitants within the Trust's geographical boundaries will continue to be provided for.

Those elected members responsible for carrying out the Council's duties as trustee are mindful of the potential difficulties associated with an ageing local population and are also eager to see the area's young people make appropriate use of educational assistance available through the trust.

The trustee made available £ 150,000 to be awarded on grants to cover the period 01 April 2020 to 31 March 2023. This amount was determined by taking into account the need to make funds available for grants without jeopardising the trust's financial position such as an excessive depletion of reserves.

Holehird Trust

Trustee's Annual Report *(continued)*

Year ended 31 March 2022

TRUSTEE'S RESPONSIBILITIES STATEMENT

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

The law applicable to charities in England and Wales requires the charity trustees to prepare financial statements for each year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, of the charity for that period.

In preparing these financial statements, the trustee is required to:

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

The trustee is responsible for keeping adequate accounting records that are sufficient to show and explain the charity's transactions and disclose with reasonable accuracy at any time the financial position of the charity and enable him to ensure that the financial statements comply with the Charities Act 2011, the applicable Charities (Accounts and Reports) Regulations, and the provisions of the Trust Deed. He is also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

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

Westmorland and Furness Council (was Cumbria County
Council)
Trustee

Holehird Trust

Independent Auditor's Report to the Members of Holehird Trust

Year ended 31 March 2022

OPINION

We have audited the financial statements of Holehird Trust (the 'charity') for the year ended 31 March 2022 which comprise the statement of financial activities, statement of financial position, statement of cash flows and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 March 2022 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice;
- have been prepared in accordance with the requirements of the Charities Act 2011.

BASIS FOR OPINION

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

CONCLUSIONS RELATING TO GOING CONCERN

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

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

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

Holehird Trust

Independent Auditor's Report to the Members of Holehird Trust *(continued)*

Year ended 31 March 2022

OTHER INFORMATION

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The trustee is responsible for the other information. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

MATTERS ON WHICH WE ARE REQUIRED TO REPORT BY EXCEPTION

In the light of the knowledge and understanding of the charity and its environment obtained in the course of the audit, we have not identified material misstatements in the trustee's report.

We have nothing to report in respect of the following matters in relation to which the Charities Act 2011 requires us to report to you if, in our opinion:

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

RESPONSIBILITIES OF THE TRUSTEE

As explained more fully in the trustee's responsibilities statement, the trustee is responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustee determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustee is responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustee either intends to liquidate the charity or to cease operations, or has no realistic alternative but to do so.

Holehird Trust

Independent Auditor's Report to the Members of Holehird Trust *(continued)*

Year ended 31 March 2022

AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE FINANCIAL STATEMENTS

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

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

The extent to which the audit was considered capable of detecting irregularities including fraud

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

- the engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify or recognise non-compliance with applicable laws and regulations;
- we identified the laws and regulations applicable to the company through discussions with directors and other management;
- we focused on specific laws and regulations which we considered may have a direct material effect on the financial statements or the operations of the company;
- we assessed the extent of compliance with the laws and regulations identified above through making enquiries of management and inspecting legal correspondence; and
- identified laws and regulations were communicated within the audit team regularly and the team remained alert to instances of non-compliance throughout the audit.

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

- making enquiries of management as to where they considered there was susceptibility to fraud, their knowledge of actual, suspected and alleged fraud;
- To address the risk of fraud through management bias and override of controls, we:
- performed analytical procedures to identify any unusual or unexpected relationships;
- tested journal entries to identify unusual transactions;
- assessed whether judgements and assumptions made in determining the accounting estimates set out in the accounting policies were indicative of potential bias; and
- investigated the rationale behind significant or unusual transactions.

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

- agreeing financial statement disclosures to underlying supporting documentation;
 - reading the minutes of meetings of those charged with governance;
-

Holehird Trust

Independent Auditor's Report to the Members of Holehird Trust *(continued)*

Year ended 31 March 2022

- enquiring of management as to actual and potential litigation and claims; and
- reviewing correspondence with HMRC, the Charity Commission and the company's legal advisors.

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

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

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

USE OF OUR REPORT

This report is made solely to the charity's members, as a body, in accordance with section 144 of the Charities Act 2011 and regulations made under section 154 of that Act. Our audit work has been undertaken so that we might state to the charity's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the charity's members as a body, for our audit work, for this report, or for the opinions we have formed.

Sterling House
Wavell Drive, Rosehill
Carlisle, Cumbria
CA1 2SA

Saint & Co
Chartered accountants & statutory auditor

Date:

Holehird Trust
Statement of Financial Activities
Year ended 31 March 2022

		2022		2021
		Unrestricted funds	Total funds	Total funds
	Note	£	£	£
Income and endowments				
Investment income	4	195,806	195,806	192,808
Other income	5	706,061	706,061	7,500
Total income		<u>901,867</u>	<u>901,867</u>	<u>200,308</u>
Expenditure				
Expenditure on raising funds:				
Investment management costs	6	(142,551)	(142,551)	(134,883)
Expenditure on charitable activities	7,8	(239,971)	(239,971)	(82,061)
Total expenditure		<u>(382,522)</u>	<u>(382,522)</u>	<u>(216,944)</u>
Net gains on investments	11	92,313	92,313	174,828
Net income and net movement in funds		<u>611,658</u>	<u>611,658</u>	<u>158,192</u>
Reconciliation of funds				
Total funds brought forward		9,389,095	9,389,095	9,230,903
Total funds carried forward		<u>10,000,753</u>	<u>10,000,753</u>	<u>9,389,095</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 12 to 21 form part of these financial statements.

Holehird Trust
Statement of Financial Position
31 March 2022

	Note	2022 £	2021 £
FIXED ASSETS			
Investments	15	9,460,996	9,364,554
CURRENT ASSETS			
Debtors	16	790,025	147,899
CREDITORS: amounts falling due within one year	18	<u>(250,268)</u>	<u>(123,358)</u>
NET CURRENT ASSETS		539,757	24,541
TOTAL ASSETS LESS CURRENT LIABILITIES		10,000,753	9,389,095
NET ASSETS		10,000,753	9,389,095
FUNDS OF THE CHARITY			
Unrestricted funds:			
Revaluation reserve		7,726,048	7,726,048
Other unrestricted income funds		<u>2,274,705</u>	<u>1,663,047</u>
Total unrestricted funds		10,000,753	9,389,095
Total charity funds	20	10,000,753	9,389,095

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

Westmorland and Furness Council (was Cumbria County
Council)
Trustee

The notes on pages 12 to 21 form part of these financial statements.

Holehird Trust
Statement of Cash Flows
Year ended 31 March 2022

	Note	2022 £	2021 £
CASH FLOWS FROM OPERATING ACTIVITIES			
Net income		611,658	158,192
<i>Adjustments for:</i>			
Net gains on investments		(92,313)	(174,828)
Dividends, interest and rents from investments		(195,806)	(192,808)
Interest payable and similar charges		683	256
<i>Changes in:</i>			
Trade and other debtors		(642,126)	(48,176)
Trade and other creditors		29,293	4,475
Cash generated from operations		(288,611)	(252,889)
Interest paid		(683)	(256)
Net cash used in operating activities		(289,294)	(253,145)
CASH FLOWS FROM INVESTING ACTIVITIES			
Dividends, interest and rents from investments		195,806	192,808
Purchases of other investments		(4,129)	(112,012)
Proceeds from sale of other investments		–	100,000
Net cash from investing activities		191,677	180,796
NET DECREASE IN CASH AND CASH EQUIVALENTS		(97,617)	(72,349)
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR		(91,764)	(19,415)
CASH AND CASH EQUIVALENTS AT END OF YEAR	17	(189,381)	(91,764)

The notes on pages 12 to 21 form part of these financial statements.

Holehird Trust

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 Cumbria County Council, Parkhouse Building, Carlisle, Cumbria, CA6 4SJ.

2. STATEMENT OF COMPLIANCE

The financial statements have been prepared in accordance 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 2019 (FRS 102)) and the Charities Act 2011.

The financial statements have been prepared to show a 'true and fair' view and 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 Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) issued on 16 July 2014 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

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.

Disclosure exemptions

The charity has taken advantage of the disclosure exemptions permitted by the Charities SORP 2015 (FRS102) regarding inclusion of a Statement of Cash Flows as the Charity is a small charity as defined in Update Bulletin 1 of the Charities SORP (FRS102).

Debtors

Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

Holehird Trust

Notes to the Financial Statements *(continued)*

Year ended 31 March 2022

3. ACCOUNTING POLICIES *(continued)*

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.

Significant judgements

The judgements (apart from those involving estimations) that management has made in the process of applying the entity's accounting policies and that have the most significant effect on the amounts recognised in the financial statements are as follows:

The Trustee has determined that the debtors are recoverable and no provision is required.

Key sources of estimation uncertainty

Accounting estimates and assumptions are made concerning the future and, by their nature, will rarely equal the related actual outcome. The key assumptions and other sources of estimation uncertainty that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are as follows:

The Trustee has estimated the value of the investment property based on their knowledge of the market and on previous valuations. The value included in the financial statements is £8,557,560.

Cash at bank and in hand

Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account (other than those held for investment purposes).

Creditors

Creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

Fund accounting

Unrestricted funds are available for use at the discretion of the trustees in furtherance of the purposes of the charity. Unrestricted funds include a revaluation reserve representing the restatement of investment assets at market values, and a capital reserve representing funds the charity has set aside for improvements and refurbishments to properties.

Holehird Trust

Notes to the Financial Statements *(continued)*

Year ended 31 March 2022

3. ACCOUNTING POLICIES *(continued)*

Incoming resources

All income is 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:

- rental income from investment properties is recognised when receipt is probable and entitlement is established.
- investment income is recognised when receipt is probable and entitlement is established.

Resources expended

Expenditure is accounted for on an accruals basis. Grants awarded to applicants are provided fully within expenditure at the time the award is approved. Support costs comprise costs for processing grants and applications and costs incurred in support of charitable activities. Resources expended for the management and administration of the charity represent the cost of managing the charity.

Investments

Unlisted equity investments are initially recorded at cost, and subsequently measured at fair value. If fair value cannot be reliably measured, assets are measured at cost less impairment.

Listed investments are measured at fair value with changes in fair value being recognised in income or expenditure.

Investment property

Investment property is initially recorded at cost, which includes purchase price and any directly attributable expenditure. Investment property is revalued to its fair value at each reporting date and any changes in fair value are recognised in profit or loss.

Holehird Trust

Notes to the Financial Statements *(continued)*

Year ended 31 March 2022

3. ACCOUNTING POLICIES *(continued)*

Financial instruments

A financial asset or a financial liability is recognised only when the entity 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, unless the arrangement constitutes a financing transaction, where it is recognised at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

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 or preference 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 profit or loss, with the exception of hedging instruments in a designated hedging relationship (see hedge accounting policy).

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.

4. INVESTMENT INCOME

	Unrestricted Funds	Total Funds 2022	Unrestricted Funds	Total Funds 2021
	£	£	£	£
Rental income	<u>195,806</u>	<u>195,806</u>	<u>192,808</u>	<u>192,808</u>

5. OTHER INCOME

	Unrestricted Funds	Total Funds 2022	Unrestricted Funds	Total Funds 2021
	£	£	£	£
Other income	6,061	6,061	7,500	7,500
Other exceptional income	700,000	700,000	—	—
	<u>706,061</u>	<u>706,061</u>	<u>7,500</u>	<u>7,500</u>

Holehird Trust

Notes to the Financial Statements *(continued)*

Year ended 31 March 2022

6. INVESTMENT MANAGEMENT COSTS

	Unrestricted Funds £	Total Funds 2022 £	Unrestricted Funds £	Total Funds 2021 £
Building & Ground Maintenance	99,036	99,036	102,052	102,052
Other Premises Costs	43,515	43,515	28,813	28,813
Bad debt provision	–	–	4,018	4,018
	<u>142,551</u>	<u>142,551</u>	<u>134,883</u>	<u>134,883</u>

7. EXPENDITURE ON CHARITABLE ACTIVITIES BY FUND TYPE

	Unrestricted Funds £	Total Funds 2022 £	Unrestricted Funds £	Total Funds 2021 £
Grants awarded	51,766	51,766	40,007	40,007
Support costs	188,205	188,205	42,054	42,054
	<u>239,971</u>	<u>239,971</u>	<u>82,061</u>	<u>82,061</u>

8. EXPENDITURE ON CHARITABLE ACTIVITIES BY ACTIVITY TYPE

	Grant funding activities £	Support costs £	Total funds 2022 £	Total fund 2021 £
Grants awarded	51,766	–	51,766	40,007
Governance costs	–	188,205	188,205	42,054
	<u>51,766</u>	<u>188,205</u>	<u>239,971</u>	<u>82,061</u>

9. ANALYSIS OF GRANTS

	2022 £	2021 £
GRANTS TO INSTITUTIONS		
Grants to institutions	51,766	40,007
Total grants	<u>51,766</u>	<u>40,007</u>

Further information on the beneficiaries of grants awarded in the year are provided in note 25.

10. GOVERNANCE COSTS

	2022 £	2021 £
Accountancy fees	1,289	1,167
Audit fees	1,966	1,800
Agency fees	33,088	27,252
Professional fees	151,178	11,579
Interest payable	683	256
	<u>188,204</u>	<u>42,054</u>

Holehird Trust

Notes to the Financial Statements *(continued)*

Year ended 31 March 2022

11. NET GAINS ON INVESTMENTS

	Unrestricted Funds £	Total Funds 2022 £	Unrestricted Funds £	Total Funds 2021 £
Gains/(losses) on listed investments	–	–	18,096	18,096
Unrealised gain/(loss) on investments	92,313	92,313	156,732	156,732
	<u>92,313</u>	<u>92,313</u>	<u>174,828</u>	<u>174,828</u>

12. AUDITORS REMUNERATION

	2022 £	2021 £
Fees payable for the audit of the financial statements	<u>1,966</u>	<u>1,800</u>
Fees payable to the charity's auditor and its associates for other services: Other non-audit services	<u>1,289</u>	<u>1,167</u>

13. 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).

14. TRUSTEE REMUNERATION AND EXPENSES

No remuneration, directly or indirectly, out of the funds of the charity was paid, or is payable, to any trustee or to any person, or persons, known to be connected with any of them. No reimbursement of expenses has been made, or is due to be made, to any of the trustees in the current or preceding year.

15. INVESTMENTS

	Listed investments £	Investment properties £	Total £
Cost or valuation			
At 1 April 2021	793,793	8,570,761	9,364,554
Additions	–	4,129	4,129
Other movements	92,313	–	92,313
At 31 March 2022	<u>886,106</u>	<u>8,574,890</u>	<u>9,460,996</u>
Impairment			
At 1 April 2021 and 31 March 2022			–
Carrying amount			
At 31 March 2022	<u>886,106</u>	<u>8,574,890</u>	<u>9,460,996</u>
At 31 March 2021	<u>793,793</u>	<u>8,570,761</u>	<u>9,364,554</u>

All investments shown above are held at valuation.

Holehird Trust

Notes to the Financial Statements *(continued)*

Year ended 31 March 2022

15. INVESTMENTS *(continued)*

Investment properties

The investment property is held on the revaluation basis, valued at the market value as at the revaluation date. The property was last revalued in November 2015 at £8,196,000 by an independent valuer holding a recognised and relevant qualification and having recent experience in similar investment properties. Since the date of the valuation, improvement works totalling £409,763 have taken place and a piece of land valued at £35,000 has also been disposed of. The Trustee believes the market values of the investment properties are not materially different to the previous valuation plus the improvements since.

The original cost of the investment properties was £844,713.

Financial assets held at fair value

Listed investments are valued at fair value, being their market value at the balance sheet date.

The original cost of the listed investments was £111,962.

16. DEBTORS

	2022	2021
	£	£
Prepayments and accrued income	20,365	22,162
Other debtors - Underallocation of grants by agent	–	5,992
Other debtors	769,660	119,745
	<u>790,025</u>	<u>147,899</u>

17. CASH AND CASH EQUIVALENTS

Cash and cash equivalents comprise the following:

	2022	2021
	£	£
Bank overdrafts	(189,381)	(91,764)

18. CREDITORS: amounts falling due within one year

	2022	2021
	£	£
Bank loans and overdrafts	189,381	91,764
Trade creditors	951	–
Accruals and deferred income	59,936	31,594
	<u>250,268</u>	<u>123,358</u>

Holehird Trust

Notes to the Financial Statements *(continued)*

Year ended 31 March 2022

19. DEFERRED INCOME

	2022	2021
	£	£
At 1 April 2021	5,907	4,736
Amount released to income	(5,907)	(4,736)
Amount deferred in year	8,621	5,907
At 31 March 2022	8,621	5,907

Deferred income is rental income received which relates to future periods.

20. ANALYSIS OF CHARITABLE FUNDS

Unrestricted funds

	At 1 April 2021	Income	Expenditure	Gains and losses	At 31 March 2022
	£	£	£	£	£
Unrestricted funds	1,663,047	901,867	(382,522)	92,313	2,274,705
Revaluation reserve	7,726,048	—	—	—	7,726,048
	<u>9,389,095</u>	<u>901,867</u>	<u>(382,522)</u>	<u>92,313</u>	<u>10,000,753</u>

	At 1 April 2020	Income	Expenditure	Gains and losses	At 31 March 2021
	£	£	£	£	£
Unrestricted funds	1,504,855	200,308	(216,944)	174,828	1,663,047
Revaluation reserve	7,726,048	—	—	—	7,726,048
	<u>9,230,903</u>	<u>200,308</u>	<u>(216,944)</u>	<u>174,828</u>	<u>9,389,095</u>

21. ANALYSIS OF NET ASSETS BETWEEN FUNDS

	Unrestricted Funds £	Total Funds 2022 £
Investments	9,460,996	9,460,996
Current assets	790,025	790,025
Creditors less than 1 year	(250,268)	(250,268)
Net assets	10,000,753	10,000,753

	Unrestricted Funds £	Total Funds 2021 £
Investments	9,364,554	9,364,554
Current assets	147,899	147,899
Creditors less than 1 year	(123,358)	(123,358)
Net assets	9,389,095	9,389,095

Holehird Trust

Notes to the Financial Statements *(continued)*

Year ended 31 March 2022

22. FINANCIAL INSTRUMENTS

The carrying amount for each category of financial instrument is as follows:

	2022 £	2021 £
Financial assets measured at fair value through income and expenditure		
Investments	886,106	793,793

23. ANALYSIS OF CHANGES IN NET DEBT

	At 1 Apr 2021 £	Cash flows £	At 31 Mar 2022 £
Bank overdrafts	(91,764)	(97,617)	(189,381)

24. RELATED PARTIES

All transactions relating to income and expenditure are processed through the Land Agent's client records.

There are no related party transactions which require disclosure.

Holehird Trust

Notes to the Financial Statements *(continued)*

Year ended 31 March 2022

25. GRANT BENEFICIARIES

The charity awarded grants to the following beneficiaries in the year:

	£
Askham & District Community Centre	2,000
Warcop Parish Council	2,000
South Windermere Sailing Club (SWSC)	2,000
Stainton Institute	2,500
Kendal Windows on Art	2,625
Queen Katherine School Association	2,000
Kendal Torchlight Procession	2,000
Euphoric Circus	3,000
The PCB Foundation	600
Stricklandgate House	2,000
Studio Moreland	2,000
Oaklea Trust	2,000
Lake District Mobility	2,000
Shap Community Action Group	2,000
The Queen Katherine School Association	2,000
Penrith & Eden Refugee Network	2,000
Our Place Youth Club	2,000
Friends of Shap School	2,628
Grassmere Village Hall Company	1,423
The Heron Theatre	2,000
Bendrigg	2,000
Sight Advice	2,000
SAFA	2,000
Friends of the 597	2,400
Staveley Village Hall	2,590
	<u>51,766</u>

THE HOLEHIRD TRUST

England & Wales - Charity number 235345

Accounts

Holehird Trust
Financial Statements
31 March 2021

SAINT & CO

Chartered accountants & statutory auditor
Sterling House
Wavell Drive, Rosehill
Carlisle, Cumbria
CA1 2SA

Holehird Trust

Financial Statements

Year ended 31 March 2021

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Holehird Trust

Trustee's Annual Report

Year ended 31 March 2021

The trustee presents his report and the financial statements of the charity for the year ended 31 March 2021.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered charity name	Holehird Trust
Charity registration number	235345
Principal office	Cumbria County Council Parkhouse Building Kingmoor Park Carlisle CA6 4SJ

THE TRUSTEE	Cumbria County Council
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COMMITTEE MEMBERS	Mrs BC Gray Mr D Whipp Mr J Bland Mr W Clark Mr A Connell Mr P Dew
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AUDITOR	Saint & Co Chartered accountants & statutory auditor Sterling House Wavell Drive, Rosehill Carlisle, Cumbria CA1 2SA
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Holehird Trust

Trustee's Annual Report

Year ended 31 March 2021

STRUCTURE, GOVERNANCE AND MANAGEMENT

The trust is an unincorporated trust, constituted under a trust deed dated 27 July 1949 and is a registered charity, number 235345. The trust was established by the transfer from Mr. Leigh Groves of his Holehird Estate at Windermere to the then Westmorland County Council. On his death a further £ 10,000 was to be donated to the Council for the purpose of developing the estate. The trust's primary source of income is the letting of cottages and farms on the estate.

The trustee is Cumbria County Council (the successor authority to Westmorland due to the local government re-organisation in 1974) which appoints six of its elected members to carry out its duties as trustee. Each member is appointed for three years by one of the Council's sub committees and is eligible for re-appointment after the expiry of this period.

At each of its quarterly meetings a schedule of grant applications is presented for consideration. At the same meetings consideration is also given to investment, reserves and risk policies.

The day to day vetting of grant applications for presentation at each meeting is undertaken by another charity, the Cumbria Community Foundation, which carries out this function on an agency basis.

The on-going maintenance of the trusts accounting records is delegated to the Council's Corporate Director of Finance.

The trustee confirms that it has complied with section 17(5) of the 2011 Charities Act in having paid due regard to the Charities Commission guidance on public benefit.

Holehird Trust

Trustee's Annual Report *(continued)*

Year ended 31 March 2021

OBJECTIVES AND ACTIVITIES

The trust's aims are to

1. Provide housing for beneficiaries who are in conditions of need or hardship, or who are in need of housing by virtue of age, sickness or infirmity.
2. To advance the education of beneficiaries.
3. To relieve children or young people in need.
4. To provide funding to other persons or bodies who could provide the appropriate goods, services and facilities to assist in the above.

ACHIEVEMENTS AND PERFORMANCE

The year again proved successful with 21 grant applications being approved. The total funds expended on grants was £40,007 which was the same as the previous year. The number of grants awarded was lower than the previous year's 28 mainly due to the reduced number of grant applications submitted during the COVID pandemic.

The standard of applications was again good which resulted in less applications being rejected prior to submission to the meetings due to the applications being outside the remit of the trust.

FINANCIAL REVIEW

The trust relies mainly on the letting of cottages and farms on the estate to generate its income which amounted to £192,808 which was higher than that of the previous year's £178,638, mainly due to some properties being occupied after undergoing refurbishment during the previous year.

In addition to the awarding of grants, the other main area of expenditure is the repairs and maintenance of the estate. The amount spent was £102,052 which was higher than the previous year's total of £86,702 mainly due to a greater number of properties requiring repair work to be undertaken.

The valuation of the trust's investments in the Charities Official Investment Fund (COIF) saw an increase from £718,965 to £793,793, this would have increased further but £100,000 was disposed of to finance refurbishment works.

The total funds of the charity at the year end are £9,389,095 (2020: £9,230,903). This is unrestricted free reserves.

Due to the prevailing financial climate this remains an area which will be closely monitored.

RESERVES POLICY

The elected members consider that the amount made available for grants is a prudent amount whilst still allowing the Trust to meet its charitable aims. In view of this, the elected members are satisfied that the activities of the Trust are consistent with maintaining balances. It is the intention that the overall reserves of the Trust will remain in the region of £9.0m which should be achievable based on recent years. Reserves at 31 March 2021 were £9.4m which is in line with the desired level.

PROPERTY VALUATIONS

A revaluation of the estate and its properties was carried out by Savills in November 2015 and is now valued at £8.57m.

Holehird Trust

Trustee's Annual Report *(continued)*

Year ended 31 March 2021

PLANS FOR FUTURE PERIODS

The Holehird Trust is a lasting testimony to the donor, Mr. Leigh Groves. By continuing to make funds available in the relief of hardship and for the enhancement of education a commitment is made to ensure that the inhabitants within the Trust's geographical boundaries will continue to be provided for.

Those elected members responsible for carrying out the Council's duties as trustee are mindful of the potential difficulties associated with an ageing local population and are also eager to see the area's young people make appropriate use of educational assistance available through the trust.

The trustee made available £ 150,000 to be awarded on grants to cover the period 01 April 2020 to 31 March 2023. This amount was determined by taking into account the need to make funds available for grants without jeopardising the trust's financial position such as an excessive depletion of reserves.

TRUSTEE'S RESPONSIBILITIES STATEMENT

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

The law applicable to charities in England and Wales requires the charity trustees to prepare financial statements for each year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, of the charity for that period.

In preparing these financial statements, the trustee is required to:

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

The trustee is responsible for keeping adequate accounting records that are sufficient to show and explain the charity's transactions and disclose with reasonable accuracy at any time the financial position of the charity and enable him to ensure that the financial statements comply with the Charities Act 2011, the applicable Charities (Accounts and Reports) Regulations, and the provisions of the Trust Deed. He is also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

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

Cumbria County Council
Trustee

Holehird Trust

Independent Auditor's Report to the Members of Holehird Trust

Year ended 31 March 2021

OPINION

We have audited the financial statements of Holehird Trust (the 'charity') for the year ended 31 March 2021 which comprise the statement of financial activities, statement of financial position and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 March 2021 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice;
- have been prepared in accordance with the requirements of the Charities Act 2011.

BASIS FOR OPINION

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

CONCLUSIONS RELATING TO GOING CONCERN

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

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

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

Holehird Trust

Independent Auditor's Report to the Members of Holehird Trust *(continued)*

Year ended 31 March 2021

OTHER INFORMATION

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The trustee is responsible for the other information. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

MATTERS ON WHICH WE ARE REQUIRED TO REPORT BY EXCEPTION

In the light of the knowledge and understanding of the charity and its environment obtained in the course of the audit, we have not identified material misstatements in the trustee's report.

We have nothing to report in respect of the following matters in relation to which the Charities Act 2011 requires us to report to you if, in our opinion:

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

RESPONSIBILITIES OF THE TRUSTEE

As explained more fully in the trustee's responsibilities statement, the trustee is responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustee determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustee is responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustee either intends to liquidate the charity or to cease operations, or has no realistic alternative but to do so.

Holehird Trust

Independent Auditor's Report to the Members of Holehird Trust *(continued)*

Year ended 31 March 2021

AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE FINANCIAL STATEMENTS

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

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

The extent to which the audit was considered capable of detecting irregularities including fraud

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

- the engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify or recognise non-compliance with applicable laws and regulations;
- we identified the laws and regulations applicable to the company through discussions with directors and other management;
- we focused on specific laws and regulations which we considered may have a direct material effect on the financial statements or the operations of the company;
- we assessed the extent of compliance with the laws and regulations identified above through making enquiries of management and inspecting legal correspondence; and
- identified laws and regulations were communicated within the audit team regularly and the team remained alert to instances of non-compliance throughout the audit.

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

- making enquiries of management as to where they considered there was susceptibility to fraud, their knowledge of actual, suspected and alleged fraud;
- To address the risk of fraud through management bias and override of controls, we:
- performed analytical procedures to identify any unusual or unexpected relationships;
- tested journal entries to identify unusual transactions;
- assessed whether judgements and assumptions made in determining the accounting estimates set out in the accounting policies were indicative of potential bias; and
- investigated the rationale behind significant or unusual transactions.

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

- agreeing financial statement disclosures to underlying supporting documentation;
 - reading the minutes of meetings of those charged with governance;
-

Holehird Trust

Independent Auditor's Report to the Members of Holehird Trust *(continued)*

Year ended 31 March 2021

- enquiring of management as to actual and potential litigation and claims; and
- reviewing correspondence with HMRC, the Charity Commission and the company's legal advisors.

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

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

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

USE OF OUR REPORT

This report is made solely to the charity's members, as a body, in accordance with section 144 of the Charities Act 2011 and regulations made under section 154 of that Act. Our audit work has been undertaken so that we might state to the charity's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the charity's members as a body, for our audit work, for this report, or for the opinions we have formed.

Sterling House
Wavell Drive, Rosehill
Carlisle, Cumbria
CA1 2SA

Saint & Co
Chartered accountants & statutory auditor

Date:

Holehird Trust
Statement of Financial Activities
Year ended 31 March 2021

		2021	2020
		Unrestricted funds	Total funds
	Note	£	£
Income and endowments			
Investment income	4	192,808	178,638
Other income	5	7,500	4,850
Total income		<u>200,308</u>	<u>183,488</u>
Expenditure			
Expenditure on raising funds:			
Investment management costs	6	(134,883)	(118,988)
Expenditure on charitable activities	7,8	(82,061)	(84,670)
Total expenditure		<u>(216,944)</u>	<u>(203,658)</u>
Net gains on investments	10	174,828	18,046
Net income/(expenditure) and net movement in funds		<u>158,192</u>	<u>(2,124)</u>
Reconciliation of funds			
Total funds brought forward		9,230,903	9,233,027
Total funds carried forward		<u>9,389,095</u>	<u>9,230,903</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 11 to 19 form part of these financial statements.

Holehird Trust
Statement of Financial Position
31 March 2021

	Note	2021 £	2020 £
FIXED ASSETS			
Investments	14	9,364,554	9,177,714
CURRENT ASSETS			
Debtors	15	147,899	99,723
CREDITORS: amounts falling due within one year	16	<u>(123,358)</u>	<u>(46,534)</u>
NET CURRENT ASSETS		24,541	53,189
TOTAL ASSETS LESS CURRENT LIABILITIES		9,389,095	9,230,903
NET ASSETS		9,389,095	9,230,903
FUNDS OF THE CHARITY			
Unrestricted funds:			
Revaluation reserve		7,726,048	7,726,048
Other unrestricted income funds		<u>1,663,047</u>	<u>1,504,855</u>
Total unrestricted funds		9,389,095	9,230,903
Total charity funds	18	9,389,095	9,230,903

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

Cumbria County Council
Trustee

The notes on pages 11 to 19 form part of these financial statements.

Holehird Trust

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 Cumbria County Council, Parkhouse Building, Carlisle, Cumbria, CA6 4SJ.

2. STATEMENT OF COMPLIANCE

The financial statements have been prepared in accordance 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 2019 (FRS 102)) and the Charities Act 2011.

The financial statements have been prepared to show a 'true and fair' view and 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 Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) issued on 16 July 2014 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

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.

Disclosure exemptions

The charity has taken advantage of the disclosure exemptions permitted by the Charities SORP 2015 (FRS102) regarding inclusion of a Statement of Cash Flows as the Charity is a small charity as defined in Update Bulletin 1 of the Charities SORP (FRS102).

Debtors

Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

Holehird Trust

Notes to the Financial Statements *(continued)*

Year ended 31 March 2021

3. ACCOUNTING POLICIES *(continued)*

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.

Significant judgements

The judgements (apart from those involving estimations) that management has made in the process of applying the entity's accounting policies and that have the most significant effect on the amounts recognised in the financial statements are as follows:

The Trustee has determined that the debtors are recoverable and no provision is required.

Key sources of estimation uncertainty

Accounting estimates and assumptions are made concerning the future and, by their nature, will rarely equal the related actual outcome. The key assumptions and other sources of estimation uncertainty that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are as follows:

The Trustee has estimated the value of the investment property based on their knowledge of the market and on previous valuations. The value included in the financial statements is £8,557,560.

Cash at bank and in hand

Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account (other than those held for investment purposes).

Creditors

Creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

Fund accounting

Unrestricted funds are available for use at the discretion of the trustees in furtherance of the purposes of the charity. Unrestricted funds include a revaluation reserve representing the restatement of investment assets at market values, and a capital reserve representing funds the charity has set aside for improvements and refurbishments to properties.

Holehird Trust

Notes to the Financial Statements *(continued)*

Year ended 31 March 2021

3. ACCOUNTING POLICIES *(continued)*

Incoming resources

All income is 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:

- rental income from investment properties is recognised when receipt is probable and entitlement is established.
- investment income is recognised when receipt is probable and entitlement is established.

Resources expended

Expenditure is accounted for on an accruals basis. Grants awarded to applicants are provided fully within expenditure at the time the award is approved. Support costs comprise costs for processing grants and applications and costs incurred in support of charitable activities. Resources expended for the management and administration of the charity represent the cost of managing the charity.

Investments

Unlisted equity investments are initially recorded at cost, and subsequently measured at fair value. If fair value cannot be reliably measured, assets are measured at cost less impairment.

Listed investments are measured at fair value with changes in fair value being recognised in income or expenditure.

Investment property

Investment property is initially recorded at cost, which includes purchase price and any directly attributable expenditure. Investment property is revalued to its fair value at each reporting date and any changes in fair value are recognised in profit or loss.

Holehird Trust

Notes to the Financial Statements *(continued)*

Year ended 31 March 2021

3. ACCOUNTING POLICIES *(continued)*

Financial instruments

A financial asset or a financial liability is recognised only when the entity 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, unless the arrangement constitutes a financing transaction, where it is recognised at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

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 or preference 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 profit or loss, with the exception of hedging instruments in a designated hedging relationship (see hedge accounting policy).

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.

4. INVESTMENT INCOME

	Unrestricted Funds £	Total Funds 2021 £	Unrestricted Funds £	Total Funds 2020 £
Rental income	192,808	192,808	178,563	178,563
Investment income	–	–	75	75
	<u>192,808</u>	<u>192,808</u>	<u>178,638</u>	<u>178,638</u>

5. OTHER INCOME

	Unrestricted Funds £	Total Funds 2021 £	Unrestricted Funds £	Total Funds 2020 £
Other income	7,500	7,500	4,850	4,850
	<u>7,500</u>	<u>7,500</u>	<u>4,850</u>	<u>4,850</u>

Holehird Trust

Notes to the Financial Statements *(continued)*

Year ended 31 March 2021

6. INVESTMENT MANAGEMENT COSTS

	Unrestricted Funds	Total Funds 2021	Unrestricted Funds	Total Funds 2020
	£	£	£	£
Building & Ground Maintenance	102,052	102,052	86,702	86,702
Other Premises Costs	28,813	28,813	32,286	32,286
Bad debt provision	4,018	4,018	—	—
	<u>134,883</u>	<u>134,883</u>	<u>118,988</u>	<u>118,988</u>

7. EXPENDITURE ON CHARITABLE ACTIVITIES BY FUND TYPE

	Unrestricted Funds	Total Funds 2021	Unrestricted Funds	Total Funds 2020
	£	£	£	£
Grants awarded	40,007	40,007	40,000	40,000
Support costs	42,054	42,054	44,670	44,670
	<u>82,061</u>	<u>82,061</u>	<u>84,670</u>	<u>84,670</u>

8. EXPENDITURE ON CHARITABLE ACTIVITIES BY ACTIVITY TYPE

	Grant funding activities	Support costs	Total funds 2021	Total fund 2020
	£	£	£	£
Grants awarded	40,007	—	40,007	40,000
Governance costs	—	42,054	42,054	44,670
	<u>40,007</u>	<u>42,054</u>	<u>82,061</u>	<u>84,670</u>

9. ANALYSIS OF GRANTS

	2021 £	2020 £
GRANTS TO INSTITUTIONS		
Grants to institutions	40,007	40,000
Total grants	<u>40,007</u>	<u>40,000</u>

Further information on the beneficiaries of grants awarded in the year are provided in note 23.

10. GOVERNANCE COSTS

	2021 £	2020 £
Accountancy fees	1,167	1,198
Audit fees	1,800	1,700
Agency fees	27,252	26,292
Professional fees	11,579	15,480
Interest payable	256	—
	<u>42,054</u>	<u>44,670</u>

Holehird Trust

Notes to the Financial Statements *(continued)*

Year ended 31 March 2021

11. NET GAINS ON INVESTMENTS

	Unrestricted Funds £	Total Funds 2021 £	Unrestricted Funds £	Total Funds 2020 £
Gains/(losses) on listed investments	18,096	18,096	19,994	19,994
Unrealised gain/(loss) on investments	156,732	156,732	(1,948)	(1,948)
	<u>174,828</u>	<u>174,828</u>	<u>18,046</u>	<u>18,046</u>

12. AUDITORS REMUNERATION

	2021 £	2020 £
Fees payable for the audit of the financial statements	<u>1,800</u>	<u>1,700</u>
Fees payable to the charity's auditor and its associates for other services: Other non-audit services	<u>1,167</u>	<u>1,198</u>

13. STAFF COSTS

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).

14. TRUSTEE REMUNERATION AND EXPENSES

No remuneration, directly or indirectly, out of the funds of the charity was paid, or is payable, to any trustee or to any person, or persons, known to be connected with any of them. No reimbursement of expenses has been made, or is due to be made, to any of the trustees in the current or preceding year.

15. INVESTMENTS

	Listed investments £	Investment properties £	Total £
Cost or valuation			
At 1 April 2020	718,965	8,458,749	9,177,714
Additions	–	112,012	112,012
Disposals	(81,904)	–	(81,904)
Other movements	156,732	–	156,732
At 31 March 2021	<u>793,793</u>	<u>8,570,761</u>	<u>9,364,554</u>
Impairment			
At 1 April 2020 and 31 March 2021			<u>–</u>
Carrying amount			
At 31 March 2021	<u>793,793</u>	<u>8,570,761</u>	<u>9,364,554</u>
At 31 March 2020	<u>718,965</u>	<u>8,458,749</u>	<u>9,177,714</u>

All investments shown above are held at valuation.

Holehird Trust

Notes to the Financial Statements *(continued)*

Year ended 31 March 2021

15. INVESTMENTS *(continued)*

Investment properties

The investment property is held on the revaluation basis, valued at the market value as at the revaluation date. The property was last revalued in November 2015 at £8,196,000 by an independent valuer holding a recognised and relevant qualification and having recent experience in similar investment properties. Since the date of the valuation, improvement works totalling £409,763 have taken place and a piece of land valued at £35,000 has also been disposed of. The Trustee believes the market values of the investment properties are not materially different to the previous valuation plus the improvements since.

The original cost of the investment properties was £844,713.

Financial assets held at fair value

Listed investments are valued at fair value, being their market value at the balance sheet date.

The original cost of the listed investments was £111,962.

16. DEBTORS

	2021	2020
	£	£
Prepayments and accrued income	22,162	13,748
Other debtors - Underallocation of grants by agent	5,992	–
Other debtors	119,745	85,975
	<u>147,899</u>	<u>99,723</u>

17. CREDITORS: amounts falling due within one year

	2021	2020
	£	£
Bank loans and overdrafts	91,764	19,415
Trade creditors	–	1,544
Accruals and deferred income	31,594	25,575
	<u>123,358</u>	<u>46,534</u>

18. DEFERRED INCOME

	2021	2020
	£	£
At 1 April 2020	4,736	7,693
Amount released to income	(4,736)	(7,693)
Amount deferred in year	5,907	4,736
At 31 March 2021	<u>5,907</u>	<u>4,736</u>

Deferred income is rental income received which relates to future periods.

Holehird Trust

Notes to the Financial Statements *(continued)*

Year ended 31 March 2021

19. ANALYSIS OF CHARITABLE FUNDS

Unrestricted funds

	At 1 April 2020	Income	Expenditure	Gains and losses	At 31 March 2021
	£	£	£	£	£
Unrestricted funds	1,504,855	200,308	(216,944)	174,828	1,663,047
Revaluation reserve	7,726,048	–	–	–	7,726,048
	<u>9,230,903</u>	<u>200,308</u>	<u>(216,944)</u>	<u>174,828</u>	<u>9,389,095</u>

	At 1 April 2019	Income	Expenditure	Gains and losses	At 31 March 2020
	£	£	£	£	£
Unrestricted funds	1,506,979	183,488	(203,658)	18,046	1,504,855
Revaluation reserve	7,726,048	–	–	–	7,726,048
	<u>9,233,027</u>	<u>183,488</u>	<u>(203,658)</u>	<u>18,046</u>	<u>9,230,903</u>

20. ANALYSIS OF NET ASSETS BETWEEN FUNDS

	Unrestricted Funds	Total Funds
	£	£
Investments	9,364,554	9,364,554
Current assets	147,899	147,899
Creditors less than 1 year	(123,358)	(123,358)
Net assets	<u>9,389,095</u>	<u>9,389,095</u>

	Unrestricted Funds	Total Funds
	£	£
Investments	9,177,714	9,177,714
Current assets	99,723	99,723
Creditors less than 1 year	(46,534)	(46,534)
Net assets	<u>9,230,903</u>	<u>9,230,903</u>

21. FINANCIAL INSTRUMENTS

The carrying amount for each category of financial instrument is as follows:

	2021	2020
	£	£
Financial assets measured at fair value through income and expenditure		
Investments	<u>793,793</u>	<u>718,965</u>

Holehird Trust

Notes to the Financial Statements *(continued)*

Year ended 31 March 2021

22. RELATED PARTIES

All transactions relating to income and expenditure are processed through the Land Agent's client records.

There are no related party transactions which require disclosure.

23. GRANT BENEFICIARIES

The charity awarded grants to the following beneficiaries in the year:

	£
The Lakes School Community Partnership	(500)
Windermere Rowing Club	1,000
New Hutton Institute	2,000
Shap Community Action Group	2,000
Cycling Projects	1,000
Bay Trust Radio	1,200
Ambleside Action For A Future	2,000
The Studio Morland CIC	1,000
Firbank Church Hall	1,134
Stainton Institute	3,500
Growing Well Limited	2,000
Patterdale King George V Playing Field Foundation	2,000
The Bee Team	2,000
South Cumbria Breastfeeding Support	2,000
106 Partnership	2,500
The Community Cupboard	1,967
Stockbridge and Tirril Parish Council	500
Kirkby Lonsdale Bowling Club	2,500
Bendrigg Trust	2,206
Kirkby Lonsdale Play Partnership (KLPP)	3,000
Winton United Church	3,000
Lake District Studios and Radio CIC	2,000
	<u>40,007</u>