

LIGHTBOWN COTTAGE HOMES TRUST

England & Wales · Charity number 237056

Details

Other names LIGHTBOWN COTTAGE HOME TRUST

Status Registered

Legal form Other

Registered 1964-10-27

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

Contact

Address 29 Sunnymere Drive
Darwen
BB3 1RH

Phone 01254771875

Email rosey.w.29@gmail.com

Activities

Objects: PROVISION OF HOMES FOR AGED PEOPLE.

Activities: The Trust provides 8 terraced Cottage Homes set in 1.2 acres of private grounds, available to people over 60 years of age who have lived in the borough of Darwen for at least the last five years preceding application, who can demonstrate a 'housing need' either for financial reasons, or for 'quality of life' which is not being addressed elsewhere. These homes are for Independent Living only.

Classification

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

Geography

- **Area of benefit:** DARWEN
- Blackburn With Darwen

Finances

Period end	Income	Expenditure	Assets	Employees
2025-12-31	£33,855	£27,823	-	-
2024-12-31	£37,831	£35,709	-	-
2023-12-31	£42,268	£23,006	-	-
2022-12-31	£28,120	£23,145	-	-
2021-12-31	£25,448	£21,842	-	-

Trustees

Name	Role	Appointed
BERYL ANN HOLDEN	Chair	2007-01-01
Antony Rogerson		2026-05-12
Kerry Weston		2025-06-05
TIM WATSON		

LIGHTBOWN COTTAGE HOMES TRUST

England & Wales - Charity number 237056

Accounts

Charity registration number 237056 (England and Wales)

LIGHTBOWN COTTAGE HOME TRUST
ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025

LIGHTBOWN COTTAGE HOME TRUST

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees

Mr P Jennings
Mr D J Marsden (vice chair)
Mr T Watson
Mrs B Holden (chair)
Ms K Weston

(Appointed 5 June 2025)

Charity number (England and Wales)

237056

Principal address

29 Sunnymere Drive
Darwen
Lancashire
BB3 1RH

Accountants

Hindle Jepson & Jennings Ltd
10 Borough Road
Darwen
Lancashire
BB3 1PL

Bankers

National Westminster Bank plc
35 King William Street
Blackburn
Lancashire
BB1 7DJ

LIGHTBOWN COTTAGE HOME TRUST

CONTENTS

	Page
Trustees' report	1
Accountants' report	2
Statement of financial activities	3
Balance sheet	4
Notes to the financial statements	5 - 12

LIGHTBOWN COTTAGE HOME TRUST

TRUSTEES' REPORT

FOR THE YEAR ENDED 31 DECEMBER 2025

The Trustees present their annual report and financial statements for the year ended 31 December 2025.

The accounts have been prepared in accordance with the accounting policies set out in note 1 to the accounts 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)" (as amended for accounting periods commencing from 1 January 2016)

Objectives and activities

The Trust's objects are to provide self-sufficient, low cost community housing cottage homes to aged persons of Darwen. The policies adopted in furtherance of these objects are to maintain the cottages and provide comfortable accommodation for local people at an affordable price. There has been no change in these during the year.

The Trustees have paid due regard to guidance issued by the Charity Commission. Charitable activities are set by the Trust deed.

Achievements and performance

During the year the Trust provided 8 cottages for independent living which were fully maintained and occupied, with no empty properties, no vacancies, and no loss of income in the year.

Financial review

The Trust has maintained its level of income in the year.

It is the policy of the Trust that unrestricted funds which have not been designated for a specific use should be maintained at a level equivalent to between three and six month's expenditure. The Trustees consider that reserves at this level will ensure that, in the event of a significant drop in funding, they will be able to continue the Trust's current activities while consideration is given to ways in which additional funds may be raised. This level of reserves has been maintained and exceeded throughout the year.

The Trustees have assessed the major risks to which the Trust is exposed, and are satisfied that systems are in place to mitigate exposure to the major risks.

Structure, governance and management

The Trust was established by a charitable trust deed on 26th July 1915, from a bequest made by the late Timothy Lightbown who died September 1910.

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

Mr P Jennings

Mr D J Marsden (vice chair)

Mr T Watson

Mrs B Holden (chair)

Mr R Done

(Resigned 28 February 2025)

Ms K Weston

(Appointed 5 June 2025)

Trustees shall be appointed to fill vacancies by the Trustees at a Special Meeting of their body to be held after a lapse of one calendar month from the occurrence of such vacancy by a resolution to be forthwith notified by them with all proper information to the Charity Commission.

None of The Trustees has any beneficial interest in the company.

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



Trustee

Dated: 26.2.26

LIGHTBOWN COTTAGE HOME TRUST

CHARTERED ACCOUNTANTS' REPORT TO THE TRUSTEES ON THE PREPARATION OF THE UNAUDITED STATUTORY FINANCIAL STATEMENTS OF LIGHTBOWN COTTAGE HOME TRUST FOR THE YEAR ENDED 31 DECEMBER 2025

In order to assist you to fulfil your duties under the Charities Act 2011, we have prepared for your approval the financial statements of Lightbown Cottage Home Trust for the year ended 31 December 2025, set out on pages 3 to 12 from the charity's accounting records and from information and explanations you have given us.

As a practising member firm of the Institute of Chartered Accountants in England and Wales (ICAEW), we are subject to its ethical and other professional requirements which are detailed at <https://www.icaew.com/regulation.detailed> at <https://www.accaglobal.com/gb/en/member/standards/rules-and-standards/rulebook.html>.

This report is made to the charity's Trustees, as a body, in accordance with the terms of our engagement letter dated 27 August 2019. Our work has been undertaken solely to prepare for your approval the financial statements of Lightbown Cottage Home Trust and state those matters that we have agreed to state to the charity's Trustees, as a body, in this report in accordance with ICAEW Technical Release 07/16 AAF. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Lightbown Cottage Home Trust and the charity's Trustees as a body, for our work or for this report.

It is your duty to ensure that Lightbown Cottage Home Trust has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and surplus of Lightbown Cottage Home Trust. You consider that Lightbown Cottage Home Trust is exempt from the statutory audit requirement for the year, and is not required to obtain an independent examiner's report.

We have not been instructed to carry out an audit or a review of the financial statements of Lightbown Cottage Home Trust. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory financial statements.

Hindle Jepson & Jennings Ltd

Hindle Jepson & Jennings Ltd

Chartered Accountants

10 Borough Road

Darwen

Lancashire

BB3 1PL

Date: *26/03/2026*

LIGHTBOWN COTTAGE HOME TRUST

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 DECEMBER 2025

	Notes	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Income from:			
Donations and legacies	3	-	6,000
Charitable activities	4	23,304	22,443
Investments	5	10,551	9,388
Total income		<u>33,855</u>	<u>37,831</u>
Expenditure on:			
Charitable activities	6	<u>27,823</u>	<u>35,709</u>
Total expenditure		<u>27,823</u>	<u>35,709</u>
Net gains/(losses) on investments	10	<u>29,489</u>	<u>8,629</u>
Net income and movement in funds		35,521	10,751
Reconciliation of funds:			
Fund balances at 1 January 2025		<u>311,252</u>	<u>300,501</u>
Fund balances at 31 December 2025		<u>346,773</u>	<u>311,252</u>

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

LIGHTBOWN COTTAGE HOME TRUST

BALANCE SHEET

AS AT 31 DECEMBER 2025

	Notes	2025		2024	
		£	£	£	£
Fixed assets					
Tangible assets	12		27,378		27,682
Investments	13		286,396		246,505
			<u>313,774</u>		<u>274,187</u>
Current assets					
Debtors	14	1,477		1,272	
Cash at bank and in hand		32,743		36,943	
		<u>34,220</u>		<u>38,215</u>	
Creditors: amounts falling due within one year	15	(1,221)		(1,150)	
Net current assets			32,999		37,065
Total assets less current liabilities			<u>346,773</u>		<u>311,252</u>
Income funds					
<u>Unrestricted funds</u>					
Designated funds	16	57,540		58,946	
General unrestricted funds		289,233		252,306	
		<u>346,773</u>		<u>311,252</u>	
			<u>346,773</u>		<u>311,252</u>

The accounts were approved by the Trustees on 26.3.26

B.A. Holm

Trustee

[Signature]
Trustee

LIGHTBOWN COTTAGE HOME TRUST

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2025

1 Accounting policies

Charity information

Lightbown Cottage Home Trust is a Trust which was established by a charitable deed on 26th July 1915. The principal address is 29 Sunnymere Drive, Darwen, Lancashire, BB3 1RH.

1.1 Accounting convention

The accounts have been prepared in accordance 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)" (as amended for accounting periods commencing from 1 January 2016). The Trust is a Public Benefit Entity as defined by FRS 102.

The Trust has taken advantage of the provisions in the SORP for charities applying FRS 102 Update Bulletin 1 not to prepare a Statement of Cash Flows.

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 accounts 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 continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Charitable funds

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

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

1.4 Incoming resources

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. There are no legacies received by the Trust.

Interest on investment funds held on deposit is included when receivable and the amount can be measured reliably, this is normally upon notification of the interest paid or payable by the fund management company and/or the bank.

Turnover is measured at the fair value of the consideration received or receivable and represents amounts receivable for goods and services provided in the normal course of charitable activity, excluding any discounts or rebates.

LIGHTBOWN COTTAGE HOME TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2025

1 Accounting policies (Continued)

1.5 Resources expended

All expenditure is accounted for on an accruals basis and applied under the appropriate heading. Liabilities are recognised as resources expended as soon as the obligation and commitment by the Charity to the expenditure arises.

1.6 Tangible fixed assets

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

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

Land and buildings	1% straight line
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The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

1.7 Fixed asset investments

Fixed asset investments are initially recognised 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 recorded as incurred.

1.8 Impairment of fixed assets

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

1.9 Cash and cash equivalents

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

1.10 Financial instruments

The 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.

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.

LIGHTBOWN COTTAGE HOME TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 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.

3 Donations and legacies

	Total Unrestricted funds	
	2025	2024
	£	£
Donations and gifts	-	6,000

4 Income from charitable activities

	Unrestricted funds	Unrestricted funds
	2025	2024
	£	£
Maintenance Contributions	23,304	22,443

LIGHTBOWN COTTAGE HOME TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2025

5 Income from investments

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Income from listed investments	10,551	9,388

6 Charitable activities

	Housing provision 2025 £	Housing provision 2024 £
Service costs	3,950	3,493
Day to day maintenance	18,963	27,607
	<u>22,913</u>	<u>31,100</u>
Share of governance costs (see note 7)	4,910	4,609
	<u>27,823</u>	<u>35,709</u>

7 Support costs

	Support costs £	Governance costs £	2025 £	2024 £	Basis of allocation
Depreciation	-	304	304	304	
Accountancy	-	870	870	852	Governance
Clerks honorarium	-	1,800	1,800	1,704	Governance
Sundry	-	866	866	845	Governance
Management	-	1,070	1,070	904	Governance
	<u>-</u>	<u>4,910</u>	<u>4,910</u>	<u>4,609</u>	
Analysed between Charitable activities	<u>-</u>	<u>4,910</u>	<u>4,910</u>	<u>4,609</u>	

Governance costs includes payments to the accountants of £870 (2024- £852) for accountancy fees.

8 Trustees

None of the Trustees (or any persons connected with them) received any remuneration during the year.

LIGHTBOWN COTTAGE HOME TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2025

9 Employees

The average monthly number of employees during the year was:

	2025 Number	2024 Number
Total	-	-
	<u> </u>	<u> </u>

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

LIGHTBOWN COTTAGE HOME TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2025

10 Net gains/(losses) on investments

	2025	2024
	£	£
Revaluation of investments	29,489	8,629

11 Taxation

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

12 Tangible fixed assets

	Land and buildings £
Cost	
At 1 January 2025	30,420
At 31 December 2025	30,420
Depreciation and impairment	
At 1 January 2025	2,738
Depreciation charged in the year	304
At 31 December 2025	3,042
Carrying amount	
At 31 December 2025	27,378
At 31 December 2024	27,682

13 Fixed asset investments

	Unlisted investments £
Cost or valuation	
At 1 January 2025	246,505
Additions	10,402
Valuation changes	29,489
At 31 December 2025	286,396
Carrying amount	
At 31 December 2025	286,396
At 31 December 2024	246,505

LIGHTBOWN COTTAGE HOME TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2025

14 Debtors		
	2025	2024
Amounts falling due within one year:	£	£
Prepayments and accrued income	1,477	1,272
	<u> </u>	<u> </u>
15 Creditors: amounts falling due within one year		
	2025	2024
	£	£
Accruals and deferred income	1,221	1,150
	<u> </u>	<u> </u>
16 Unrestricted funds		

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

	At 1 January 2025	Incoming resources	Resources expended	Gains and losses	At 31 December 2025
	£	£	£	£	£
Major Repair Reserve	58,946	10,402	(11,808)	-	57,540
General funds	252,306	23,453	(16,015)	29,489	289,233
	<u>311,252</u>	<u>33,855</u>	<u>(27,823)</u>	<u>29,489</u>	<u>346,773</u>
	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Previous year:					
	At 1 January 2024	Incoming resources	Resources expended	Gains and losses	At 31 December 2024
	£	£	£	£	£
Major Repair Reserve	66,730	9,234	(17,018)	-	58,946
General funds	233,771	28,597	(18,691)	8,629	252,306
	<u>300,501</u>	<u>37,831</u>	<u>(35,709)</u>	<u>8,629</u>	<u>311,252</u>
	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>

Included within general funds is £112,665 (2024: £83,176) in relation to the revaluation of investments which is unrealised.

LIGHTBOWN COTTAGE HOME TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2025

17 Value for Money Metrics (VFM): As required by the Regulator of Social Housing (June 2019) Measures of Economy, Efficiency and Effectiveness

	2025	2024
1 Reinvestment % -Amounts spent on new properties as a % of existing tangible fixed asset value	0%	0%
2 New Supply %-Number of new properties acquired as a % of existing properties owned		
a. Social Housing Units	0%	0%
b. Non Social Housing Units	0%	0%
3 Gearing %-how much of assets is made up of debt. This result may be negative where the Provider has no loan agreements in place	-1.20%	-1.33%
4 EBITDA MRI Interest Cover %-level of earnings (before tax, depreciation, amortisation, major repairs included) compared to interest payable (financing costs)	0%	0%
5 Headline Social Housing Cost-total annual running costs per Social Housing Unit owned	£3,440	£4,426
6 Operating Margin %-operating surplus as a % of total income		
a. Social Housing Letting	1.52%	0.48%
b. Overall	1.52%	0.38%
7 Return on Capital Employed %-operating surplus as a % of net current assets employed	0.10%	0.03%

18 Related party transactions

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

Charity registration number 237056 (England and Wales)

LIGHTBOWN COTTAGE HOME TRUST
ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025

LIGHTBOWN COTTAGE HOME TRUST

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	Mr P Jennings Mr D J Marsden (vice chair) Mr T Watson Mrs B Holden (chair) Ms K Weston	(Appointed 5 June 2025)
Charity number (England and Wales)	237056	
Principal address	29 Sunnymere Drive Darwen Lancashire BB3 1RH	
Accountants	Hindle Jepson & Jennings Ltd 10 Borough Road Darwen Lancashire BB3 1PL	
Bankers	National Westminster Bank plc 35 King William Street Blackburn Lancashire BB1 7DJ	

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	Page
Trustees' report	1
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LIGHTBOWN COTTAGE HOME TRUST

TRUSTEES' REPORT

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Objectives and activities

The Trust's objects are to provide self-sufficient, low cost community housing cottage homes to aged persons of Darwen. The policies adopted in furtherance of these objects are to maintain the cottages and provide comfortable accommodation for local people at an affordable price. There has been no change in these during the year.

The Trustees have paid due regard to guidance issued by the Charity Commission. Charitable activities are set by the Trust deed.

Achievements and performance

During the year the Trust provided 8 cottages for independent living which were fully maintained and occupied, with no empty properties, no vacancies, and no loss of income in the year.

Financial review

The Trust has maintained its level of income in the year.

It is the policy of the Trust that unrestricted funds which have not been designated for a specific use should be maintained at a level equivalent to between three and six month's expenditure. The Trustees consider that reserves at this level will ensure that, in the event of a significant drop in funding, they will be able to continue the Trust's current activities while consideration is given to ways in which additional funds may be raised. This level of reserves has been maintained and exceeded throughout the year.

The Trustees have assessed the major risks to which the Trust is exposed, and are satisfied that systems are in place to mitigate exposure to the major risks.

Structure, governance and management

The Trust was established by a charitable trust deed on 26th July 1915, from a bequest made by the late Timothy Lightbown who died September 1910.

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

Mr P Jennings

Mr D J Marsden (vice chair)

Mr T Watson

Mrs B Holden (chair)

Mr R Done

(Resigned 28 February 2025)

Ms K Weston

(Appointed 5 June 2025)

Trustees shall be appointed to fill vacancies by the Trustees at a Special Meeting of their body to be held after a lapse of one calendar month from the occurrence of such vacancy by a resolution to be forthwith notified by them with all proper information to the Charity Commission.

None of The Trustees has any beneficial interest in the company.

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



Trustee

Dated: 26.2.26

LIGHTBOWN COTTAGE HOME TRUST

CHARTERED ACCOUNTANTS' REPORT TO THE TRUSTEES ON THE PREPARATION OF THE UNAUDITED STATUTORY FINANCIAL STATEMENTS OF LIGHTBOWN COTTAGE HOME TRUST FOR THE YEAR ENDED 31 DECEMBER 2025

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As a practising member firm of the Institute of Chartered Accountants in England and Wales (ICAEW), we are subject to its ethical and other professional requirements which are detailed at <https://www.icaew.com/regulation.detailed> at <https://www.accaglobal.com/gb/en/member/standards/rules-and-standards/rulebook.html>.

This report is made to the charity's Trustees, as a body, in accordance with the terms of our engagement letter dated 27 August 2019. Our work has been undertaken solely to prepare for your approval the financial statements of Lightbown Cottage Home Trust and state those matters that we have agreed to state to the charity's Trustees, as a body, in this report in accordance with ICAEW Technical Release 07/16 AAF. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Lightbown Cottage Home Trust and the charity's Trustees as a body, for our work or for this report.

It is your duty to ensure that Lightbown Cottage Home Trust has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and surplus of Lightbown Cottage Home Trust. You consider that Lightbown Cottage Home Trust is exempt from the statutory audit requirement for the year, and is not required to obtain an independent examiner's report.

We have not been instructed to carry out an audit or a review of the financial statements of Lightbown Cottage Home Trust. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory financial statements.

Hindle Jepson & Jennings Ltd

Hindle Jepson & Jennings Ltd

Chartered Accountants

10 Borough Road

Darwen

Lancashire

BB3 1PL

Date: *26/03/2026*

LIGHTBOWN COTTAGE HOME TRUST

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

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Charitable activities	6	<u>27,823</u>	<u>35,709</u>
Total expenditure		<u>27,823</u>	<u>35,709</u>
Net gains/(losses) on investments	10	<u>29,489</u>	<u>8,629</u>
Net income and movement in funds		35,521	10,751
Reconciliation of funds:			
Fund balances at 1 January 2025		<u>311,252</u>	<u>300,501</u>
Fund balances at 31 December 2025		<u>346,773</u>	<u>311,252</u>

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

LIGHTBOWN COTTAGE HOME TRUST

BALANCE SHEET

AS AT 31 DECEMBER 2025

	Notes	2025		2024	
		£	£	£	£
Fixed assets					
Tangible assets	12		27,378		27,682
Investments	13		286,396		246,505
			<u>313,774</u>		<u>274,187</u>
Current assets					
Debtors	14	1,477		1,272	
Cash at bank and in hand		32,743		36,943	
			<u>34,220</u>		<u>38,215</u>
Creditors: amounts falling due within one year	15	(1,221)		(1,150)	
Net current assets			<u>32,999</u>		<u>37,065</u>
Total assets less current liabilities			<u><u>346,773</u></u>		<u><u>311,252</u></u>
Income funds					
<u>Unrestricted funds</u>					
Designated funds	16	57,540		58,946	
General unrestricted funds		289,233		252,306	
			<u>346,773</u>		<u>311,252</u>
			<u><u>346,773</u></u>		<u><u>311,252</u></u>

The accounts were approved by the Trustees on 26.3.26

B.A. Holm

Trustee

[Signature]
Trustee

LIGHTBOWN COTTAGE HOME TRUST

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2025

1 Accounting policies

Charity information

Lightbown Cottage Home Trust is a Trust which was established by a charitable deed on 26th July 1915. The principal address is 29 Sunnymere Drive, Darwen, Lancashire, BB3 1RH.

1.1 Accounting convention

The accounts have been prepared in accordance 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)" (as amended for accounting periods commencing from 1 January 2016). The Trust is a Public Benefit Entity as defined by FRS 102.

The Trust has taken advantage of the provisions in the SORP for charities applying FRS 102 Update Bulletin 1 not to prepare a Statement of Cash Flows.

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 accounts 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 continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Charitable funds

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

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

1.4 Incoming resources

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. There are no legacies received by the Trust.

Interest on investment funds held on deposit is included when receivable and the amount can be measured reliably, this is normally upon notification of the interest paid or payable by the fund management company and/or the bank.

Turnover is measured at the fair value of the consideration received or receivable and represents amounts receivable for goods and services provided in the normal course of charitable activity, excluding any discounts or rebates.

LIGHTBOWN COTTAGE HOME TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2025

1 Accounting policies (Continued)

1.5 Resources expended

All expenditure is accounted for on an accruals basis and applied under the appropriate heading. Liabilities are recognised as resources expended as soon as the obligation and commitment by the Charity to the expenditure arises.

1.6 Tangible fixed assets

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

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

Land and buildings	1% straight line
--------------------	------------------

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

1.7 Fixed asset investments

Fixed asset investments are initially recognised 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 recorded as incurred.

1.8 Impairment of fixed assets

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

1.9 Cash and cash equivalents

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

1.10 Financial instruments

The 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.

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.

LIGHTBOWN COTTAGE HOME TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 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.

3 Donations and legacies

	Total Unrestricted funds	
	2025	2024
	£	£
Donations and gifts	-	6,000

4 Income from charitable activities

	Unrestricted funds	Unrestricted funds
	2025	2024
	£	£
Maintenance Contributions	23,304	22,443

LIGHTBOWN COTTAGE HOME TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2025

5 Income from investments

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Income from listed investments	10,551	9,388

6 Charitable activities

	Housing provision 2025 £	Housing provision 2024 £
Service costs	3,950	3,493
Day to day maintenance	18,963	27,607
	<u>22,913</u>	<u>31,100</u>
Share of governance costs (see note 7)	4,910	4,609
	<u>27,823</u>	<u>35,709</u>

7 Support costs

	Support costs £	Governance costs £	2025 £	2024 £	Basis of allocation
Depreciation	-	304	304	304	
Accountancy	-	870	870	852	Governance
Clerks honorarium	-	1,800	1,800	1,704	Governance
Sundry	-	866	866	845	Governance
Management	-	1,070	1,070	904	Governance
	<u>-</u>	<u>4,910</u>	<u>4,910</u>	<u>4,609</u>	
Analysed between Charitable activities	<u>-</u>	<u>4,910</u>	<u>4,910</u>	<u>4,609</u>	

Governance costs includes payments to the accountants of £870 (2024- £852) for accountancy fees.

8 Trustees

None of the Trustees (or any persons connected with them) received any remuneration during the year.

LIGHTBOWN COTTAGE HOME TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2025

9 Employees

The average monthly number of employees during the year was:

	2025 Number	2024 Number
Total	-	-

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

LIGHTBOWN COTTAGE HOME TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2025

10 Net gains/(losses) on investments

	2025	2024
	£	£
Revaluation of investments	29,489	8,629

11 Taxation

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

12 Tangible fixed assets

	Land and buildings £
Cost	
At 1 January 2025	30,420
At 31 December 2025	30,420
Depreciation and impairment	
At 1 January 2025	2,738
Depreciation charged in the year	304
At 31 December 2025	3,042
Carrying amount	
At 31 December 2025	27,378
At 31 December 2024	27,682

13 Fixed asset investments

	Unlisted investments £
Cost or valuation	
At 1 January 2025	246,505
Additions	10,402
Valuation changes	29,489
At 31 December 2025	286,396
Carrying amount	
At 31 December 2025	286,396
At 31 December 2024	246,505

LIGHTBOWN COTTAGE HOME TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2025

14 Debtors		2025	2024
	Amounts falling due within one year:	£	£
	Prepayments and accrued income	1,477	1,272
		<u> </u>	<u> </u>
15 Creditors: amounts falling due within one year		2025	2024
		£	£
	Accruals and deferred income	1,221	1,150
		<u> </u>	<u> </u>
16 Unrestricted funds			

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

	At 1 January 2025	Incoming resources	Resources expended	Gains and losses	At 31 December 2025
	£	£	£	£	£
Major Repair Reserve	58,946	10,402	(11,808)	-	57,540
General funds	252,306	23,453	(16,015)	29,489	289,233
	<u>311,252</u>	<u>33,855</u>	<u>(27,823)</u>	<u>29,489</u>	<u>346,773</u>
	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Previous year:	At 1 January 2024	Incoming resources	Resources expended	Gains and losses	At 31 December 2024
	£	£	£	£	£
Major Repair Reserve	66,730	9,234	(17,018)	-	58,946
General funds	233,771	28,597	(18,691)	8,629	252,306
	<u>300,501</u>	<u>37,831</u>	<u>(35,709)</u>	<u>8,629</u>	<u>311,252</u>
	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>

Included within general funds is £112,665 (2024: £83,176) in relation to the revaluation of investments which is unrealised.

LIGHTBOWN COTTAGE HOME TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2025

17 Value for Money Metrics (VFM): As required by the Regulator of Social Housing (June 2019) Measures of Economy, Efficiency and Effectiveness

	2025	2024
1 Reinvestment % -Amounts spent on new properties as a % of existing tangible fixed asset value	0%	0%
2 New Supply %-Number of new properties acquired as a % of existing properties owned		
a. Social Housing Units	0%	0%
b. Non Social Housing Units	0%	0%
3 Gearing %-how much of assets is made up of debt. This result may be negative where the Provider has no loan agreements in place	-1.20%	-1.33%
4 EBITDA MRI Interest Cover %-level of earnings (before tax, depreciation, amortisation, major repairs included) compared to interest payable (financing costs)	0%	0%
5 Headline Social Housing Cost-total annual running costs per Social Housing Unit owned	£3,440	£4,426
6 Operating Margin %-operating surplus as a % of total income		
a. Social Housing Letting	1.52%	0.48%
b. Overall	1.52%	0.38%
7 Return on Capital Employed %-operating surplus as a % of net current assets employed	0.10%	0.03%

18 Related party transactions

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



**Hindle
Jepson &
Jennings Ltd**
Chartered Accountants

Registered Office:
10 Borough Rd Darwen
Lancashire BB3 1PL
Tel: 01254 702111
email: clientservices@hjandj.co.uk

Please ask for: Mr C Baker

Our ref: CCB/DH/Trust24

Your ref:

26 March 2026

Mrs R J Walton
29 Sunnymere Drive
Darwen
Lancashire
BB3 1RH

Dear Ros

**Lightbown Cottage Home Trust
Year Ended 31 December 2025**

We are required to supply a management letter to accompany the accounts and can confirm that the books and records are well kept.

The Trust continues to be well run and we are quite satisfied with the accounts.

Yours sincerely

**For and on behalf of
Hindle Jepson & Jennings Ltd**

LIGHTBOWN COTTAGE HOMES TRUST

England & Wales - Charity number 237056

Accounts

Charity registration number 237056

LIGHTBOWN COTTAGE HOME TRUST
ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024

LIGHTBOWN COTTAGE HOME TRUST

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	Mr P Jennings Mr D J Marsden (vice chair) Mr T Watson Mrs B Holden (chair)
Charity number	237056
Principal address	29 Sunnymere Drive Darwen Lancashire BB3 1RH
Accountants	Hindle Jepson & Jennings Ltd 10 Borough Road Darwen Lancashire BB3 1PL
Bankers	National Westminster Bank plc 35 King William Street Blackburn Lancashire BB1 7DJ

LIGHTBOWN COTTAGE HOME TRUST

CONTENTS

	Page
Trustees' report	1
Accountants' report	2
Statement of financial activities	3
Balance sheet	4
Notes to the financial statements	5 - 12

LIGHTBOWN COTTAGE HOME TRUST

TRUSTEES' REPORT

FOR THE YEAR ENDED 31 DECEMBER 2024

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

The accounts have been prepared in accordance with the accounting policies set out in note 1 to the accounts 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)" (as amended for accounting periods commencing from 1 January 2016)

Objectives and activities

The Trust's objects are to provide self-sufficient, low cost community housing cottage homes to aged persons of Darwen. The policies adopted in furtherance of these objects are to maintain the cottages and provide comfortable accommodation for local people at an affordable price. There has been no change in these during the year.

The Trustees have paid due regard to guidance issued by the Charity Commission. Charitable activities are set by the Trust deed.

Achievements and performance

During the year the Trust provided 8 cottages for independent living which were fully maintained and occupied, with no empty properties, no vacancies, and no loss of income in the year.

Financial review

The Trust has maintained its level of income in the year.

It is the policy of the Trust that unrestricted funds which have not been designated for a specific use should be maintained at a level equivalent to between three and six month's expenditure. The Trustees consider that reserves at this level will ensure that, in the event of a significant drop in funding, they will be able to continue the Trust's current activities while consideration is given to ways in which additional funds may be raised. This level of reserves has been maintained and exceeded throughout the year.

The Trustees have assessed the major risks to which the Trust is exposed, and are satisfied that systems are in place to mitigate exposure to the major risks.

Structure, governance and management

The Trust was established by a charitable trust deed on 26th July 1915, from a bequest made by the late Timothy Lightbown who died September 1910.

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

Mr P Jennings

Mr D J Marsden (vice chair)

Mr T Watson

Mrs B Holden (chair)

Mr R Done

(Resigned 28 February 2025)

Trustees shall be appointed to fill vacancies by the Trustees at a Special Meeting of their body to be held after a lapse of one calendar month from the occurrence of such vacancy by a resolution to be forthwith notified by them with all proper information to the Charity Commission.

None of The Trustees has any beneficial interest in the company.

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

R. A. Holden
.....

Trustee

Dated: 20/05/2025

LIGHTBOWN COTTAGE HOME TRUST

CHARTERED CERTIFIED ACCOUNTANTS' REPORT TO THE TRUSTEES ON THE PREPARATION OF THE UNAUDITED STATUTORY FINANCIAL STATEMENTS OF LIGHTBOWN COTTAGE HOME TRUST FOR THE YEAR ENDED 31 DECEMBER 2024

In order to assist you to fulfil your duties under the Charities Act 2011, we have prepared for your approval the financial statements of Lightbown Cottage Home Trust for the year ended 31 December 2024, set out on pages 3 to 12 from the charity's accounting records and from information and explanations you have given us.

As a practising member firm of the Association of Chartered Certified Accountants, we are subject to its ethical and other professional requirements which are detailed at <https://www.accaglobal.com/gb/en/member/standards/rules-and-standards/rulebook.html>.

This report is made to the charity's Trustees, as a body, in accordance with the terms of our engagement letter dated 27 August 2019. Our work has been undertaken solely to prepare for your approval the financial statements of Lightbown Cottage Home Trust and state those matters that we have agreed to state to the charity's Trustees, as a body, in this report in accordance with the requirements of the Association of Chartered Certified Accountants as detailed at https://www.accaglobal.com/content/dam/ACCA_Global/Technical/fact/technical-factsheet-163.pdf. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Lightbown Cottage Home Trust and the charity's Trustees as a body, for our work or for this report.

It is your duty to ensure that Lightbown Cottage Home Trust has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and surplus of Lightbown Cottage Home Trust. You consider that Lightbown Cottage Home Trust is exempt from the statutory audit requirement for the year, and is not required to obtain an independent examiner's report.

We have not been instructed to carry out an audit or a review of the financial statements of Lightbown Cottage Home Trust. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory financial statements.

Hindle Jepson & Jennings Ltd

Hindle Jepson & Jennings Ltd

Chartered Certified Accountants

20/5/2025

10 Borough Road
Darwen
Lancashire
BB3 1PL

LIGHTBOWN COTTAGE HOME TRUST

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 DECEMBER 2024

	Notes	Unrestricted funds 2024 £	Unrestricted funds 2023 £
Income from:			
Donations and legacies	3	6,000	11,900
Charitable activities	4	22,443	21,632
Investments	5	9,388	8,736
Total income		<u>37,831</u>	<u>42,268</u>
Expenditure on:			
Charitable activities	6	35,709	23,006
Total expenditure		<u>35,709</u>	<u>23,006</u>
Net gains/(losses) on investments	10	<u>8,629</u>	<u>4,622</u>
Net income and movement in funds		10,751	23,884
Reconciliation of funds:			
Fund balances at 1 January 2024		<u>300,501</u>	<u>276,617</u>
Fund balances at 31 December 2024		<u>311,252</u>	<u>300,501</u>

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

LIGHTBOWN COTTAGE HOME TRUST

BALANCE SHEET

AS AT 31 DECEMBER 2024

	Notes	2024		2023	
		£	£	£	£
Fixed assets					
Tangible assets	12		27,682		27,987
Investments	13		246,505		228,642
			<u>274,187</u>		<u>256,629</u>
Current assets					
Debtors	14	1,272		1,232	
Cash at bank and in hand		36,943		43,872	
		<u>38,215</u>		<u>45,104</u>	
Creditors: amounts falling due within one year	15	<u>(1,150)</u>		<u>(1,232)</u>	
Net current assets			37,065		43,872
Total assets less current liabilities			<u>311,252</u>		<u>300,501</u>
Income funds					
<u>Unrestricted funds</u>					
Designated funds	16	58,946		66,730	
General unrestricted funds		<u>252,306</u>		<u>233,771</u>	
			311,252		300,501
			<u>311,252</u>		<u>300,501</u>

The accounts were approved by the Trustees on 26/05/2025

B. A. Holdh.

Trustee

Trustee

LIGHTBOWN COTTAGE HOME TRUST

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2024

1 Accounting policies

Charity information

Lightbown Cottage Home Trust is a Trust which was established by a charitable deed on 26th July 1915. The principal address is 29 Sunnymere Drive, Darwen, Lancashire, BB3 1RH.

1.1 Accounting convention

The accounts have been prepared in accordance 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)" (as amended for accounting periods commencing from 1 January 2016). The Trust is a Public Benefit Entity as defined by FRS 102.

The Trust has taken advantage of the provisions in the SORP for charities applying FRS 102 Update Bulletin 1 not to prepare a Statement of Cash Flows.

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 accounts 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 continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Charitable funds

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

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

1.4 Incoming resources

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. There are no legacies received by the Trust.

Interest on investment funds held on deposit is included when receivable and the amount can be measured reliably, this is normally upon notification of the interest paid or payable by the fund management company and/or the bank.

Turnover is measured at the fair value of the consideration received or receivable and represents amounts receivable for goods and services provided in the normal course of charitable activity, excluding any discounts or rebates.

LIGHTBOWN COTTAGE HOME TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

1 Accounting policies

(Continued)

1.5 Resources expended

All expenditure is accounted for on an accruals basis and applied under the appropriate heading. Liabilities are recognised as resources expended as soon as the obligation and commitment by the Charity to the expenditure arises.

1.6 Tangible fixed assets

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

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

Land and buildings	1% straight line
--------------------	------------------

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

1.7 Fixed asset investments

Fixed asset investments are initially recognised 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 recorded as incurred.

1.8 Impairment of fixed assets

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

1.9 Cash and cash equivalents

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

1.10 Financial instruments

The 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.

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.

LIGHTBOWN COTTAGE HOME TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 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.

3 Donations and legacies

	Unrestricted funds	Unrestricted funds
	2024	2023
	£	£
Donations and gifts	6,000	11,900

4 Income from charitable activities

	Unrestricted funds	Unrestricted funds
	2024	2023
	£	£
Maintenance Contributions	22,443	21,632

LIGHTBOWN COTTAGE HOME TRUST

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

5 Income from investments

	Unrestricted funds 2024 £	Unrestricted funds 2023 £
Income from listed investments	9,388	8,736

6 Charitable activities

	Housing provision 2024 £	Housing provision 2023 £
Service costs	3,493	3,272
Day to day maintenance	27,607	15,642
	31,100	18,914
Share of governance costs (see note 7)	4,609	4,092
	35,709	23,006

7 Support costs

	Support costs £	Governance costs £	2024 £	2023 £	Basis of allocation
Depreciation	-	304	304	304	
Accountancy	-	852	852	762	Governance
Clerks honorarium	-	1,704	1,704	1,656	Governance
Sundry	-	845	845	828	Governance
Management	-	904	904	542	Governance
	-	4,609	4,609	4,092	
Analysed between Charitable activities	-	4,609	4,609	4,092	

Governance costs includes payments to the accountants of £852 (2023- £762) for accountancy fees.

8 Trustees

None of the Trustees (or any persons connected with them) received any remuneration during the year.

LIGHTBOWN COTTAGE HOME TRUST

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

9 Employees

The average monthly number of employees during the year was:

	2024 Number	2023 Number
Total	-	-
	<u> </u>	<u> </u>

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

LIGHTBOWN COTTAGE HOME TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

10 Net gains/(losses) on investments

2024 2023

£ £

Revaluation of investments	8,629	4,622
----------------------------	-------	-------

11 Taxation

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

12 Tangible fixed assets

Land and
buildings

£

Cost

At 1 January 2024

30,420

At 31 December 2024

30,420

Depreciation and impairment

At 1 January 2024

2,434

Depreciation charged in the year

304

At 31 December 2024

2,738

Carrying amount

At 31 December 2024

27,682

At 31 December 2023

27,987

13 Fixed asset investments

Unlisted
investments

£

Cost or valuation

At 1 January 2024

228,642

Additions

9,234

Valuation changes

8,629

At 31 December 2024

246,505

Carrying amount

At 31 December 2024

246,505

At 31 December 2023

228,642

LIGHTBOWN COTTAGE HOME TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

14 Debtors		2024	2023
		£	£
Amounts falling due within one year:			
Prepayments and accrued income		1,272	1,232
		<u> </u>	<u> </u>
15 Creditors: amounts falling due within one year		2024	2023
		£	£
Accruals and deferred income		1,150	1,232
		<u> </u>	<u> </u>
16 Unrestricted funds			

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

	At 1 January 2024	Incoming resources	Resources expended	Gains and losses	At 31 December 2024
	£	£	£	£	£
Major Repair Reserve	66,730	9,234	(17,018)	-	58,946
General funds	233,771	28,597	(18,691)	8,629	252,306
	<u>300,501</u>	<u>37,831</u>	<u>(35,709)</u>	<u>8,629</u>	<u>311,252</u>
Previous year:	At 1 January 2023	Incoming resources	Resources expended	Gains and losses	At 31 December 2023
	£	£	£	£	£
Major Repair Reserve	65,345	8,582	(7,197)	-	66,730
General funds	211,272	33,686	(15,809)	4,622	233,771
	<u>276,617</u>	<u>42,268</u>	<u>23,006</u>	<u>4,622</u>	<u>300,501</u>

Included within general funds is £83,176 (2023: £74,547) in relation to the revaluation of investments which is unrealised.

LIGHTBOWN COTTAGE HOME TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

17 Value for Money Metrics (VFM): As required by the Regulator of Social Housing (June 2019) Measures of Economy, Efficiency and Effectiveness

	2024	2023
1 Reinvestment % -Amounts spent on new properties as a % of existing tangible fixed asset value	0%	0%
2 New Supply %-Number of new properties acquired as a % of existing properties owned		
a. Social Housing Units	0%	0%
b. Non Social Housing Units	0%	0%
3 Gearing %-how much of assets is made up of debt. This result may be negative where the Provider has no loan agreements in place	-1.33%	-1.57%
4 EBITDA MRI Interest Cover %-level of earnings (before tax, depreciation, amortisation, major repairs included) compared to interest payable (financing costs)	0%	0%
5 Headline Social Housing Cost-total annual running costs per Social Housing Unit owned	£4,426	£2,838
6 Operating Margin %-operating surplus as a % of total income		
a. Social Housing Letting	0.48%	1.10%
b. Overall	0.28%	0.71%
7 Return on Capital Employed %-operating surplus as a % of net current assets employed	0.03%	0.08%

18 Related party transactions

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

Charity registration number 237056

LIGHTBOWN COTTAGE HOME TRUST
ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024

LIGHTBOWN COTTAGE HOME TRUST

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	Mr P Jennings Mr D J Marsden (vice chair) Mr T Watson Mrs B Holden (chair)
Charity number	237056
Principal address	29 Sunnymere Drive Darwen Lancashire BB3 1RH
Accountants	Hindle Jepson & Jennings Ltd 10 Borough Road Darwen Lancashire BB3 1PL
Bankers	National Westminster Bank plc 35 King William Street Blackburn Lancashire BB1 7DJ

LIGHTBOWN COTTAGE HOME TRUST

CONTENTS

	Page
Trustees' report	1
Accountants' report	2
Statement of financial activities	3
Balance sheet	4
Notes to the financial statements	5 - 12

LIGHTBOWN COTTAGE HOME TRUST

TRUSTEES' REPORT

FOR THE YEAR ENDED 31 DECEMBER 2024

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

The accounts have been prepared in accordance with the accounting policies set out in note 1 to the accounts 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)" (as amended for accounting periods commencing from 1 January 2016)

Objectives and activities

The Trust's objects are to provide self-sufficient, low cost community housing cottage homes to aged persons of Darwen. The policies adopted in furtherance of these objects are to maintain the cottages and provide comfortable accommodation for local people at an affordable price. There has been no change in these during the year.

The Trustees have paid due regard to guidance issued by the Charity Commission. Charitable activities are set by the Trust deed.

Achievements and performance

During the year the Trust provided 8 cottages for independent living which were fully maintained and occupied, with no empty properties, no vacancies, and no loss of income in the year.

Financial review

The Trust has maintained its level of income in the year.

It is the policy of the Trust that unrestricted funds which have not been designated for a specific use should be maintained at a level equivalent to between three and six month's expenditure. The Trustees consider that reserves at this level will ensure that, in the event of a significant drop in funding, they will be able to continue the Trust's current activities while consideration is given to ways in which additional funds may be raised. This level of reserves has been maintained and exceeded throughout the year.

The Trustees have assessed the major risks to which the Trust is exposed, and are satisfied that systems are in place to mitigate exposure to the major risks.

Structure, governance and management

The Trust was established by a charitable trust deed on 26th July 1915, from a bequest made by the late Timothy Lightbown who died September 1910.

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

Mr P Jennings

Mr D J Marsden (vice chair)

Mr T Watson

Mrs B Holden (chair)

Mr R Done

(Resigned 28 February 2025)

Trustees shall be appointed to fill vacancies by the Trustees at a Special Meeting of their body to be held after a lapse of one calendar month from the occurrence of such vacancy by a resolution to be forthwith notified by them with all proper information to the Charity Commission.

None of The Trustees has any beneficial interest in the company.

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

R. A. Holden,
.....

Trustee

Dated: 20/05/2025

LIGHTBOWN COTTAGE HOME TRUST

CHARTERED CERTIFIED ACCOUNTANTS' REPORT TO THE TRUSTEES ON THE PREPARATION OF THE UNAUDITED STATUTORY FINANCIAL STATEMENTS OF LIGHTBOWN COTTAGE HOME TRUST FOR THE YEAR ENDED 31 DECEMBER 2024

In order to assist you to fulfil your duties under the Charities Act 2011, we have prepared for your approval the financial statements of Lightbown Cottage Home Trust for the year ended 31 December 2024, set out on pages 3 to 12 from the charity's accounting records and from information and explanations you have given us.

As a practising member firm of the Association of Chartered Certified Accountants, we are subject to its ethical and other professional requirements which are detailed at <https://www.accaglobal.com/gb/en/member/standards/rules-and-standards/rulebook.html>.

This report is made to the charity's Trustees, as a body, in accordance with the terms of our engagement letter dated 27 August 2019. Our work has been undertaken solely to prepare for your approval the financial statements of Lightbown Cottage Home Trust and state those matters that we have agreed to state to the charity's Trustees, as a body, in this report in accordance with the requirements of the Association of Chartered Certified Accountants as detailed at https://www.accaglobal.com/content/dam/ACCA_Global/Technical/fact/technical-factsheet-163.pdf. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Lightbown Cottage Home Trust and the charity's Trustees as a body, for our work or for this report.

It is your duty to ensure that Lightbown Cottage Home Trust has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and surplus of Lightbown Cottage Home Trust. You consider that Lightbown Cottage Home Trust is exempt from the statutory audit requirement for the year, and is not required to obtain an independent examiner's report.

We have not been instructed to carry out an audit or a review of the financial statements of Lightbown Cottage Home Trust. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory financial statements.

Hindle Jepson & Jennings Ltd

Hindle Jepson & Jennings Ltd

Chartered Certified Accountants

20/15/2025

10 Borough Road
Darwen
Lancashire
BB3 1PL

LIGHTBOWN COTTAGE HOME TRUST

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 DECEMBER 2024

	Notes	Unrestricted funds 2024 £	Unrestricted funds 2023 £
Income from:			
Donations and legacies	3	6,000	11,900
Charitable activities	4	22,443	21,632
Investments	5	9,388	8,736
Total income		<u>37,831</u>	<u>42,268</u>
Expenditure on:			
Charitable activities	6	35,709	23,006
Total expenditure		<u>35,709</u>	<u>23,006</u>
Net gains/(losses) on investments	10	<u>8,629</u>	<u>4,622</u>
Net income and movement in funds		10,751	23,884
Reconciliation of funds:			
Fund balances at 1 January 2024		<u>300,501</u>	<u>276,617</u>
Fund balances at 31 December 2024		<u>311,252</u>	<u>300,501</u>

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

LIGHTBOWN COTTAGE HOME TRUST

BALANCE SHEET

AS AT 31 DECEMBER 2024

	Notes	2024		2023	
		£	£	£	£
Fixed assets					
Tangible assets	12		27,682		27,987
Investments	13		246,505		228,642
			<u>274,187</u>		<u>256,629</u>
Current assets					
Debtors	14	1,272		1,232	
Cash at bank and in hand		36,943		43,872	
		<u>38,215</u>		<u>45,104</u>	
Creditors: amounts falling due within one year	15	<u>(1,150)</u>		<u>(1,232)</u>	
Net current assets			37,065		43,872
Total assets less current liabilities			<u>311,252</u>		<u>300,501</u>
Income funds					
<u>Unrestricted funds</u>					
Designated funds	16	58,946		66,730	
General unrestricted funds		<u>252,306</u>		<u>233,771</u>	
			311,252		300,501
			<u>311,252</u>		<u>300,501</u>

The accounts were approved by the Trustees on 26/05/2025

B. A. Holdh.

Trustee

Trustee

LIGHTBOWN COTTAGE HOME TRUST

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2024

1 Accounting policies

Charity information

Lightbown Cottage Home Trust is a Trust which was established by a charitable deed on 26th July 1915. The principal address is 29 Sunnymere Drive, Darwen, Lancashire, BB3 1RH.

1.1 Accounting convention

The accounts have been prepared in accordance 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)" (as amended for accounting periods commencing from 1 January 2016). The Trust is a Public Benefit Entity as defined by FRS 102.

The Trust has taken advantage of the provisions in the SORP for charities applying FRS 102 Update Bulletin 1 not to prepare a Statement of Cash Flows.

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 accounts 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 continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Charitable funds

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

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

1.4 Incoming resources

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. There are no legacies received by the Trust.

Interest on investment funds held on deposit is included when receivable and the amount can be measured reliably, this is normally upon notification of the interest paid or payable by the fund management company and/or the bank.

Turnover is measured at the fair value of the consideration received or receivable and represents amounts receivable for goods and services provided in the normal course of charitable activity, excluding any discounts or rebates.

LIGHTBOWN COTTAGE HOME TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

1 Accounting policies

(Continued)

1.5 Resources expended

All expenditure is accounted for on an accruals basis and applied under the appropriate heading. Liabilities are recognised as resources expended as soon as the obligation and commitment by the Charity to the expenditure arises.

1.6 Tangible fixed assets

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

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

Land and buildings	1% straight line
--------------------	------------------

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

1.7 Fixed asset investments

Fixed asset investments are initially recognised 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 recorded as incurred.

1.8 Impairment of fixed assets

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

1.9 Cash and cash equivalents

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

1.10 Financial instruments

The 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.

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.

LIGHTBOWN COTTAGE HOME TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 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.

3 Donations and legacies

	Unrestricted funds	Unrestricted funds
	2024	2023
	£	£
Donations and gifts	6,000	11,900

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	2024	2023
	£	£
Maintenance Contributions	22,443	21,632

LIGHTBOWN COTTAGE HOME TRUST

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

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	Unrestricted funds 2024 £	Unrestricted funds 2023 £
Income from listed investments	9,388	8,736

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Service costs	3,493	3,272
Day to day maintenance	27,607	15,642
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Share of governance costs (see note 7)	4,609	4,092
	35,709	23,006

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	Support costs £	Governance costs £	2024 £	2023 £	Basis of allocation
Depreciation	-	304	304	304	
Accountancy	-	852	852	762	Governance
Clerks honorarium	-	1,704	1,704	1,656	Governance
Sundry	-	845	845	828	Governance
Management	-	904	904	542	Governance
	-	4,609	4,609	4,092	
Analysed between Charitable activities	-	4,609	4,609	4,092	

Governance costs includes payments to the accountants of £852 (2023- £762) for accountancy fees.

8 Trustees

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LIGHTBOWN COTTAGE HOME TRUST

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

9 Employees

The average monthly number of employees during the year was:

	2024 Number	2023 Number
Total	-	-
	<u> </u>	<u> </u>

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

LIGHTBOWN COTTAGE HOME TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

10 Net gains/(losses) on investments

2024 2023

£ £

Revaluation of investments	8,629	4,622
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The charity is exempt from taxation on its activities because all its income is applied for charitable purposes.

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buildings

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Cost

At 1 January 2024

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At 31 December 2024

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At 1 January 2024

2,434

Depreciation charged in the year

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At 31 December 2024

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Unlisted
investments

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Cost or valuation

At 1 January 2024

228,642

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Valuation changes

8,629

At 31 December 2024

246,505

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At 31 December 2024

246,505

At 31 December 2023

228,642

LIGHTBOWN COTTAGE HOME TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

14 Debtors		2024	2023
		£	£
Amounts falling due within one year:			
Prepayments and accrued income		1,272	1,232
		<u> </u>	<u> </u>
15 Creditors: amounts falling due within one year		2024	2023
		£	£
Accruals and deferred income		1,150	1,232
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16 Unrestricted funds			

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

	At 1 January 2024	Incoming resources	Resources expended	Gains and losses	At 31 December 2024
	£	£	£	£	£
Major Repair Reserve	66,730	9,234	(17,018)	-	58,946
General funds	233,771	28,597	(18,691)	8,629	252,306
	<u>300,501</u>	<u>37,831</u>	<u>(35,709)</u>	<u>8,629</u>	<u>311,252</u>
Previous year:	At 1 January 2023	Incoming resources	Resources expended	Gains and losses	At 31 December 2023
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Major Repair Reserve	65,345	8,582	(7,197)	-	66,730
General funds	211,272	33,686	(15,809)	4,622	233,771
	<u>276,617</u>	<u>42,268</u>	<u>23,006</u>	<u>4,622</u>	<u>300,501</u>

Included within general funds is £83,176 (2023: £74,547) in relation to the revaluation of investments which is unrealised.

LIGHTBOWN COTTAGE HOME TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

17 Value for Money Metrics (VFM): As required by the Regulator of Social Housing (June 2019) Measures of Economy, Efficiency and Effectiveness

	2024	2023
1 Reinvestment % -Amounts spent on new properties as a % of existing tangible fixed asset value	0%	0%
2 New Supply %-Number of new properties acquired as a % of existing properties owned		
a. Social Housing Units	0%	0%
b. Non Social Housing Units	0%	0%
3 Gearing %-how much of assets is made up of debt. This result may be negative where the Provider has no loan agreements in place	-1.33%	-1.57%
4 EBITDA MRI Interest Cover %-level of earnings (before tax, depreciation, amortisation, major repairs included) compared to interest payable (financing costs)	0%	0%
5 Headline Social Housing Cost-total annual running costs per Social Housing Unit owned	£4,426	£2,838
6 Operating Margin %-operating surplus as a % of total income		
a. Social Housing Letting	0.48%	1.10%
b. Overall	0.28%	0.71%
7 Return on Capital Employed %-operating surplus as a % of net current assets employed	0.03%	0.08%

18 Related party transactions

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



**Hindle
Jepson &
Jennings Ltd**
Chartered Certified Accountants

Registered Office:
10 Borough Rd Darwen
Lancashire BB3 1PL
Tel: 01254 702111
email: info@hjandj.co.uk

Please ask for: Mr C Baker

Our ref: CCB/DH/Trust24

Your ref:

22 May 2025

Mrs R J Walton
29 Sunnymere Drive
Darwen
Lancashire
BB3 1RH

Dear Ros

**Lightbown Cottage Home Trust
Year Ended 31 December 2024**

We are required to supply a management letter to accompany the accounts and can confirm that the books and records are well kept.

The Trust continues to be well run and we are quite satisfied with the accounts.

Yours sincerely

**For and on behalf of
Hindle Jepson & Jennings Ltd**

Directors:

**Mr D W WILSON BA(HONS) FCA Mrs C C BAKER FCCA
Mrs L A McGRATH FCCA Mrs K L DILLOWAY FCA**

Registered Company No 07448983



LIGHTBOWN COTTAGE HOMES TRUST

England & Wales - Charity number 237056

Accounts

Charity registration number 237056

LIGHTBOWN COTTAGE HOME TRUST
ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2023

LIGHTBOWN COTTAGE HOME TRUST

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees

Mr P Jennings
Mr D J Marsden (vice chair)
Mr T Watson
Mrs B Holden (chair)
Mr R Done

Charity number

237056

Principal address

29 Sunnymere Drive
Darwen
Lancashire
BB3 1RH

Accountants

Hindle Jepson & Jennings Ltd
10 Borough Road
Darwen
Lancashire
BB3 1PL

Bankers

National Westminster Bank plc
35 King William Street
Blackburn
Lancashire
BB1 7DJ

LIGHTBOWN COTTAGE HOME TRUST

CONTENTS

	Page
Trustees' report	1
Accountants' report	2
Statement of financial activities	3
Balance sheet	4
Notes to the financial statements	5 - 12

LIGHTBOWN COTTAGE HOME TRUST

TRUSTEES' REPORT

FOR THE YEAR ENDED 31 DECEMBER 2023

The Trustees present their annual report and financial statements for the year ended 31 December 2023.

The accounts have been prepared in accordance with the accounting policies set out in note 1 to the accounts 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)" (as amended for accounting periods commencing from 1 January 2016)

Objectives and activities

The Trust's objects are to provide self-sufficient, low cost community housing cottage homes to aged persons of Darwen. The policies adopted in furtherance of these objects are to maintain the cottages and provide comfortable accommodation for local people at an affordable price. There has been no change in these during the year.

The Trustees have paid due regard to guidance issued by the Charity Commission. Charitable activities are set by the Trust deed.

Achievements and performance

During the year the Trust provided 8 cottages for independent living which were fully maintained and occupied, with no empty properties, no vacancies, and no loss of income in the year.

Financial review

The Trust has maintained its level of income in the year.

It is the policy of the Trust that unrestricted funds which have not been designated for a specific use should be maintained at a level equivalent to between three and six month's expenditure. The Trustees consider that reserves at this level will ensure that, in the event of a significant drop in funding, they will be able to continue the Trust's current activities while consideration is given to ways in which additional funds may be raised. This level of reserves has been maintained and exceeded throughout the year.

The Trustees have assessed the major risks to which the Trust is exposed, and are satisfied that systems are in place to mitigate exposure to the major risks.

Structure, governance and management

The Trust was established by a charitable trust deed on 26th July 1915, from a bequest made by the late Timothy Lightbown who died September 1910.

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

Mr P Jennings
Mr D J Marsden (vice chair)
Mr T Watson
Mrs B Holden (chair)
Mr R Done

Trustees shall be appointed to fill vacancies by the Trustees at a Special Meeting of their body to be held after a lapse of one calendar month from the occurrence of such vacancy by a resolution to be forthwith notified by them with all proper information to the Charity Commission.

None of The Trustees has any beneficial interest in the company.

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



Trustee

Dated: 21.5.24.

LIGHTBOWN COTTAGE HOME TRUST

CHARTERED CERTIFIED ACCOUNTANTS' REPORT TO THE TRUSTEES ON THE PREPARATION OF THE UNAUDITED STATUTORY FINANCIAL STATEMENTS OF LIGHTBOWN COTTAGE HOME TRUST FOR THE YEAR ENDED 31 DECEMBER 2023

In order to assist you to fulfil your duties under the Charities Act 2011, we have prepared for your approval the financial statements of Lightbown Cottage Home Trust for the year ended 31 December 2023, set out on pages 3 to 12 from the charity's accounting records and from information and explanations you have given us.

As a practising member firm of the Association of Chartered Certified Accountants, we are subject to its ethical and other professional requirements which are detailed at <https://www.accaglobal.com/gb/en/member/standards/rules-and-standards/rulebook.html>.

This report is made to the charity's Trustees, as a body, in accordance with the terms of our engagement letter dated 27 August 2019. Our work has been undertaken solely to prepare for your approval the financial statements of Lightbown Cottage Home Trust and state those matters that we have agreed to state to the charity's Trustees, as a body, in this report in accordance with the requirements of the Association of Chartered Certified Accountants as detailed at https://www.accaglobal.com/content/dam/ACCA_Global/Technical/fact/technical-factsheet-163.pdf. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Lightbown Cottage Home Trust and the charity's Trustees as a body, for our work or for this report.

It is your duty to ensure that Lightbown Cottage Home Trust has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and surplus of Lightbown Cottage Home Trust. You consider that Lightbown Cottage Home Trust is exempt from the statutory audit requirement for the year, and is not required to obtain an independent examiner's report.

We have not been instructed to carry out an audit or a review of the financial statements of Lightbown Cottage Home Trust. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory financial statements.

Hindle Jepson + Jennings Ltd.

Hindle Jepson & Jennings Ltd

Chartered Certified Accountants

.....

10 Borough Road
Darwen
Lancashire
BB3 1PL

LIGHTBOWN COTTAGE HOME TRUST

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 DECEMBER 2023

		Unrestricted funds	Unrestricted funds
		2023	2022
	Notes	£	£
<u>Income from:</u>			
Donations and legacies	3	11,900	-
Charitable activities	4	21,632	20,157
Investments	5	8,736	7,963
Total income		<u>42,268</u>	<u>28,120</u>
<u>Expenditure on:</u>			
Charitable activities	6	23,006	23,145
Net gains/(losses) on investments	10	<u>4,622</u>	<u>(7,117)</u>
Net movement in funds		23,884	(2,142)
Fund balances at 1 January 2023		<u>276,617</u>	<u>278,759</u>
Fund balances at 31 December 2023		<u><u>300,501</u></u>	<u><u>276,617</u></u>

The statement of financial activities includes all gains and losses recognised in the year.

All income and expenditure derive from continuing activities.

LIGHTBOWN COTTAGE HOME TRUST

BALANCE SHEET

AS AT 31 DECEMBER 2023

	Notes	2023		2022	
		£	£	£	£
Fixed assets					
Tangible assets	12		27,987		28,291
Investments	13		228,642		215,439
			<u>256,629</u>		<u>243,730</u>
Current assets					
Debtors	14	1,232		1,095	
Cash at bank and in hand		43,872		32,981	
		<u>45,104</u>		<u>34,076</u>	
Creditors: amounts falling due within one year	15	(1,232)		(1,189)	
Net current assets			<u>43,872</u>		<u>32,887</u>
Total assets less current liabilities			<u>300,501</u>		<u>276,617</u>
Income funds					
<u>Unrestricted funds</u>					
Designated funds	16	66,730		65,345	
General unrestricted funds		159,224		141,346	
Revaluation reserve		<u>74,547</u>		<u>69,926</u>	
			<u>300,501</u>		<u>276,617</u>
			<u>300,501</u>		<u>276,617</u>

The accounts were approved by the Trustees on 21/5/24

R. A. Holder

Trustee

J. Mansfield

Trustee

LIGHTBOWN COTTAGE HOME TRUST

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2023

1 Accounting policies

Charity information

Lightbown Cottage Home Trust is a Trust which was established by a charitable deed on 26th July 1915. The principal address is 29 Sunnymere Drive, Darwen, Lancashire, BB3 1RH.

1.1 Accounting convention

The accounts have been prepared in accordance 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)" (as amended for accounting periods commencing from 1 January 2016). The Trust is a Public Benefit Entity as defined by FRS 102.

The Trust has taken advantage of the provisions in the SORP for charities applying FRS 102 Update Bulletin 1 not to prepare a Statement of Cash Flows.

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 accounts 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 continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Charitable funds

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

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

1.4 Incoming resources

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. There are no legacies received by the Trust.

Interest on investment funds held on deposit is included when receivable and the amount can be measured reliably, this is normally upon notification of the interest paid or payable by the fund management company and/or the bank.

LIGHTBOWN COTTAGE HOME TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

1 Accounting policies

(Continued)

Turnover is measured at the fair value of the consideration received or receivable and represents amounts receivable for goods and services provided in the normal course of charitable activity, excluding any discounts or rebates.

1.5 Resources expended

All expenditure is accounted for on an accruals basis and applied under the appropriate heading. Liabilities are recognised as resources expended as soon as the obligation and commitment by the Charity to the expenditure arises.

1.6 Tangible fixed assets

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

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

Land and buildings	1% straight line
--------------------	------------------

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

1.7 Fixed asset investments

Fixed asset investments are initially recognised 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 recorded as incurred.

1.8 Impairment of fixed assets

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

1.9 Cash and cash equivalents

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

1.10 Financial instruments

The 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.

LIGHTBOWN COTTAGE HOME TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

1 Accounting policies

(Continued)

Basic financial assets

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

Basic financial liabilities

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

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

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

Derecognition of financial liabilities

Financial liabilities are derecognised when the 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.

3 Donations and legacies

	Unrestricted funds	Unrestricted funds
	2023	2022
	£	£
Donations and gifts	11,900	-

LIGHTBOWN COTTAGE HOME TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

4 Charitable activities

	Unrestricted funds 2023 £	Unrestricted funds 2022 £
Maintenance Contributions	21,632	20,157

5 Investments

	Unrestricted funds 2023 £	Unrestricted funds 2022 £
Income from listed investments	8,736	7,963

6 Charitable activities

	Housing provision 2023 £	Housing provision 2022 £
Service costs	3,272	2,991
Day to day maintenance	15,642	16,209
	18,914	19,200
Share of governance costs (see note 7)	4,092	3,945
	23,006	23,145

LIGHTBOWN COTTAGE HOME TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

7 Support costs	Support costs	Governance costs	2023	2022	Basis of allocation
	£	£	£	£	
Depreciation	-	304	304	304	
Accountancy	-	762	762	696	Governance
Clerks honorarium	-	1,656	1,656	1,555	Governance
Sundry	-	828	828	866	Governance
Management	-	542	542	524	Governance
	<u>-</u>	<u>4,092</u>	<u>4,092</u>	<u>3,945</u>	
Analysed between Charitable activities	-	4,092	4,092	3,945	

Governance costs includes payments to the accountants of £762 (2022- £696) for accountancy fees.

8 Trustees

None of the Trustees (or any persons connected with them) received any remuneration during the year.

9 Employees

The average monthly number of employees during the year was:

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

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

LIGHTBOWN COTTAGE HOME TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

10 Net gains/(losses) on investments

	2023	2022
	£	£
Revaluation of investments	4,622	(7,117)

11 Taxation

The charity is exempt from tax on income and gains falling within section 505 of the Taxes Act 1988 or section 252 of the Taxation of Chargeable Gains Act 1992 to the extent that these are applied to its charitable objects.

12 Tangible fixed assets

	Land and buildings £
Cost	
At 1 January 2023	30,420
At 31 December 2023	30,420
Depreciation and impairment	
At 1 January 2023	2,129
Depreciation charged in the year	304
At 31 December 2023	2,433
Carrying amount	
At 31 December 2023	27,987
At 31 December 2022	28,291

13 Fixed asset investments

	Unlisted investments £
Cost or valuation	
At 1 January 2023	215,439
Additions	8,582
Valuation changes	4,621
At 31 December 2023	228,642
Carrying amount	
At 31 December 2023	228,642
At 31 December 2022	215,439

LIGHTBOWN COTTAGE HOME TRUST

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

13 Fixed asset investments (Continued)

14 Debtors

	2023	2022
	£	£
Amounts falling due within one year:		
Prepayments and accrued income	1,232	1,095
	<u>1,232</u>	<u>1,095</u>

15 Creditors: amounts falling due within one year

	2023	2022
	£	£
Accruals and deferred income	1,232	1,189
	<u>1,232</u>	<u>1,189</u>

16 Designated funds

The income funds of the charity include the following designated funds which have been set aside out of unrestricted funds by the trustees for specific purposes:

	Movement in funds			Movement in funds			
	Balance at 1 January 2022	Incoming resources	Resources expended ¹	Balance at 1 January 2023	Incoming resources	Resources expended	Balance at 31 December 2023
	£	£	£	£	£	£	£
Major Repair Reserve	62,435	7,809	(4,899)	65,345	8,582	(7,197)	66,730
	<u>62,435</u>	<u>7,809</u>	<u>(4,899)</u>	<u>65,345</u>	<u>8,582</u>	<u>(7,197)</u>	<u>66,730</u>

LIGHTBOWN COTTAGE HOME TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

17 Value for Money Metrics (VFM): As required by the Regulator of Social Housing (June 2019) Measures of Economy, Efficiency and Effectiveness

	2023	2022
1 Reinvestment % -Amounts spent on new properties as a % of existing tangible fixed asset value	0%	0%
2 New Supply %-Number of new properties acquired as a % of existing properties owned		
a. Social Housing Units	0%	0%
b. Non Social Housing Units	0%	0%
3 Gearing %-how much of assets is made up of debt. This result may be negative where the Provider has no loan agreements in place	-1.57%	-1.17%
4 EBITDA MRI Interest Cover %-level of earnings (before tax, depreciation, amortisation, major repairs included) compared to interest payable (financing costs)	0%	0%
5 Headline Social Housing Cost-total annual running costs per Social Housing Unit owned	£2,838	£2,855
6 Operating Margin %-operating surplus as a % of total income		
a. Social Housing Letting	1.10%	-0.11%
b. Overall	0.71%	-0.11%
7 Return on Capital Employed %-operating surplus as a % of net current assets employed	0.08%	-0.01%

18 Related party transactions

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



**Hindle
Jepson &
Jennings Ltd**
Chartered Certified Accountants

Registered Office:
10 Borough Rd Darwen
Lancashire BB3 1PL
Tel: 01254 702111
email: info@hjandj.co.uk

Please ask for: Mr C Baker

Our ref: CCB/DH/Trust23

Your ref:

4 June 2024

Mrs R J Walton
29 Sunnymere Drive
Darwen
Lancashire
BB3 1RH

Dear Ros

**Lightbown Cottage Home Trust
Year Ended 31 December 2023**

We are required to supply a management letter to accompany the accounts and can confirm that the books and records are well kept.

The Trust continues to be well run and we are quite satisfied with the accounts.

Yours sincerely

**For and on behalf of
Hindle Jepson & Jennings Ltd**

Directors:

**Mr D W WILSON BA(HONS) FCA Mrs C C BAKER FCCA
Mrs L A McGRATH FCCA Mrs K L DILLOWAY FCA**

Registered Company No 07448983



LIGHTBOWN COTTAGE HOMES TRUST

England & Wales - Charity number 237056

Accounts

Charity registration number 237056

LIGHTBOWN COTTAGE HOME TRUST
ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022

LIGHTBOWN COTTAGE HOME TRUST

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees

Mr P Jennings
Mr D J Marsden
Mr T Watson
Mrs B Holden
Mr R Done

Charity number

237056

Principal address

29 Sunnymere Drive
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Lancashire
BB3 1RH

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LIGHTBOWN COTTAGE HOME TRUST

CONTENTS

	Page
Trustees' report	1
Accountants' report	2
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LIGHTBOWN COTTAGE HOME TRUST

TRUSTEES' REPORT

FOR THE YEAR ENDED 31 DECEMBER 2022

The Trustees present their annual report and financial statements for the year ended 31 December 2022.

The accounts have been prepared in accordance with the accounting policies set out in note 1 to the accounts 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)" (as amended for accounting periods commencing from 1 January 2016)

Objectives and activities

The Trust's objects are to provide cottage homes to aged persons of Darwen. The policies adopted in furtherance of these objects are to maintain the cottages and provide comfortable accommodation at an affordable price. There has been no change in these during the year.

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

Achievements and performance

During the year the Trust provided 8 cottages which were fully maintained.

Financial review

The Trust has maintained its level of income in the year.

It is the policy of the Trust that unrestricted funds which have not been designated for a specific use should be maintained at a level equivalent to between three and six month's expenditure. The Trustees consider that reserves at this level will ensure that, in the event of a significant drop in funding, they will be able to continue the Trust's current activities while consideration is given to ways in which additional funds may be raised. This level of reserves has been maintained throughout the year.

The Trustees have assessed the major risks to which the Trust is exposed, and are satisfied that systems are in place to mitigate exposure to the major risks.

Structure, governance and management

The Trust was established by a charitable trust deed on 26th July 1915, from a bequest made by the late Timothy Lightbown who died September 1910.

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

Mr P Jennings
Mr D J Marsden
Mr T Watson
Mrs B Holden
Mr R Done

Trustees shall be appointed to fill vacancies by the Trustees at a Special Meeting of their body to be held after a lapse of one calendar month from the occurrence of such vacancy by a resolution to be forthwith notified by them with all proper information to the Charity Commission.

None of The Trustees has any beneficial interest in the company.

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

B. A. Holden,

Trustee

Dated: 22.3.23

LIGHTBOWN COTTAGE HOME TRUST

CHARTERED CERTIFIED ACCOUNTANTS' REPORT TO THE TRUSTEES ON THE PREPARATION OF THE UNAUDITED STATUTORY FINANCIAL STATEMENTS OF LIGHTBOWN COTTAGE HOME TRUST FOR THE YEAR ENDED 31 DECEMBER 2022

In order to assist you to fulfil your duties under the Charities Act 2011, we have prepared for your approval the financial statements of Lightbown Cottage Home Trust for the year ended 31 December 2022, set out on pages 3 to 12 from the charity's accounting records and from information and explanations you have given us.

As a practising member firm of the Association of Chartered Certified Accountants, we are subject to its ethical and other professional requirements which are detailed at <https://www.accaglobal.com/gb/en/member/standards/rules-and-standards/rulebook.html>.

This report is made to the charity's Trustees, as a body, in accordance with the terms of our engagement letter dated 27 August 2019. Our work has been undertaken solely to prepare for your approval the financial statements of Lightbown Cottage Home Trust and state those matters that we have agreed to state to the charity's Trustees, as a body, in this report in accordance with the requirements of the Association of Chartered Certified Accountants as detailed at https://www.accaglobal.com/content/dam/ACCA_Global/Technical/fact/technical-factsheet-163.pdf. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Lightbown Cottage Home Trust and the charity's Trustees as a body, for our work or for this report.

It is your duty to ensure that Lightbown Cottage Home Trust has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and deficit of Lightbown Cottage Home Trust. You consider that Lightbown Cottage Home Trust is exempt from the statutory audit requirement for the year, and is not required to obtain an independent examiner's report.

We have not been instructed to carry out an audit or a review of the financial statements of Lightbown Cottage Home Trust. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory financial statements.

Hindle Jepson + Jennings Ltd

Hindle Jepson & Jennings Ltd

Chartered Certified Accountants

22/3/2023

10 Borough Road
Darwen
Lancashire
BB3 1PL

LIGHTBOWN COTTAGE HOME TRUST

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31 DECEMBER 2022

	Notes	Unrestricted funds 2022 £	Unrestricted funds 2021 £
<u>Income and endowments from:</u>			
Other trading activities	3	20,157	18,952
Investments	4	7,963	6,296
Other income	5	-	200
Total income		<u>28,120</u>	<u>25,448</u>
<u>Expenditure on:</u>			
Charitable activities	6	23,145	21,842
Net gains/(losses) on investments	10	(7,117)	17,997
Net movement in funds		(2,142)	21,603
Fund balances at 1 January 2022		<u>278,759</u>	<u>257,156</u>
Fund balances at 31 December 2022		<u><u>276,617</u></u>	<u><u>278,759</u></u>

The statement of financial activities includes all gains and losses recognised in the year.

All income and expenditure derive from continuing activities.

LIGHTBOWN COTTAGE HOME TRUST

BALANCE SHEET

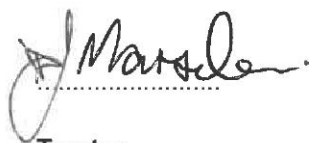
AS AT 31 DECEMBER 2022

	Notes	2022		2021	
		£	£	£	£
Fixed assets					
Tangible assets	11		28,291		28,595
Investments	12		215,439		214,746
			<u>243,730</u>		<u>243,341</u>
Current assets					
Debtors	13	1,095		1,222	
Cash at bank and in hand		32,981		35,732	
			<u>34,076</u>		<u>36,954</u>
Creditors: amounts falling due within one year	14	(1,189)		(1,536)	
Net current assets			32,887		35,418
Total assets less current liabilities			<u>276,617</u>		<u>278,759</u>
Income funds					
<u>Unrestricted funds</u>					
Designated funds	15	65,345		62,435	
General unrestricted funds		141,346		139,281	
Revaluation reserve		69,926		77,043	
			<u>276,617</u>		<u>278,759</u>
			<u>276,617</u>		<u>278,759</u>

The accounts were approved by the Trustees on 22.03.23



Trustee



Trustee

LIGHTBOWN COTTAGE HOME TRUST

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2022

1 Accounting policies

Charity information

Lightbown Cottage Home Trust is a Trust which was established by a charitable deed on 26th July 1915. The principal address is 29 Sunnymere Drive, Darwen, Lancashire, BB3 1RH.

1.1 Accounting convention

The accounts have been prepared in accordance 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)" (as amended for accounting periods commencing from 1 January 2016). The Trust is a Public Benefit Entity as defined by FRS 102.

The Trust has taken advantage of the provisions in the SORP for charities applying FRS 102 Update Bulletin 1 not to prepare a Statement of Cash Flows.

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 accounts 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 continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Charitable funds

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

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

1.4 Incoming resources

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.

Turnover is measured at the fair value of the consideration received or receivable and represents amounts receivable for goods and services provided in the normal course of business, net of discounts, VAT and other sales related taxes.

1.5 Resources expended

LIGHTBOWN COTTAGE HOME TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

1 Accounting policies

(Continued)

All expenditure is accounted for on an accruals basis and applied under the appropriate heading. Liabilities are recognised as resources expended as soon as the obligation and commitment by the Charity to the expenditure arises.

1.6 Tangible fixed assets

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

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

Land and buildings	1% straight line
--------------------	------------------

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

1.7 Fixed asset investments

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

1.8 Impairment of fixed assets

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

1.9 Cash and cash equivalents

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

1.10 Financial instruments

The 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.

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.

LIGHTBOWN COTTAGE HOME TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

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.

3 Other trading activities

	Unrestricted funds	Unrestricted funds
	2022	2021
	£	£
Maintenance Contributions	20,157	18,952

LIGHTBOWN COTTAGE HOME TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

4 Investments

	Unrestricted funds	Unrestricted funds
	2022	2021
	£	£
Income from listed investments	7,963	6,264
Interest receivable	-	32
	<u>7,963</u>	<u>6,296</u>

5 Other income

	Total	Unrestricted funds
	2022	2021
	£	£
Other income	-	200
	<u>-</u>	<u>200</u>

6 Charitable activities

	Housing provision	Housing provision
	2022	2021
	£	£
Service costs	2,991	2,944
Day to day maintenance	16,209	15,402
	<u>19,200</u>	<u>18,346</u>
Share of governance costs (see note 7)	3,945	3,496
	<u>23,145</u>	<u>21,842</u>

LIGHTBOWN COTTAGE HOME TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

7 Support costs	Support costs	Governance costs	2022	2021	Basis of allocation
	£	£	£	£	
Depreciation	-	304	304	304	
Accountancy	-	696	696	546	Governance
Clerks honorarium	-	1,555	1,555	1,488	Governance
Sundry	-	866	866	659	Governance
Management	-	524	524	499	Governance
	<u>-</u>	<u>3,945</u>	<u>3,945</u>	<u>3,496</u>	
Analysed between					
Charitable activities	-	3,945	3,945	3,496	
	<u>-</u>	<u>3,945</u>	<u>3,945</u>	<u>3,496</u>	

Governance costs includes payments to the accountants of £696 (2021- £546) for accountancy fees.

8 Trustees

None of the Trustees (or any persons connected with them) received any remuneration during the year.

9 Employees

The average monthly number of employees during the year was:

	2022 Number	2021 Number
Total	-	-

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

LIGHTBOWN COTTAGE HOME TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

10 Net gains/(losses) on investments

	2022	2021
	£	£
Revaluation of investments	(7,117)	17,997

11 Tangible fixed assets

	Land and buildings £
Cost	
At 1 January 2022	30,420
At 31 December 2022	30,420
Depreciation and impairment	
At 1 January 2022	1,825
Depreciation charged in the year	304
At 31 December 2022	2,129
Carrying amount	
At 31 December 2022	28,291
At 31 December 2021	28,595

12 Fixed asset investments

	Unlisted investments £
Cost or valuation	
At 1 January 2022	214,746
Additions	7,809
Valuation changes	(7,117)
At 31 December 2022	215,438
Carrying amount	
At 31 December 2022	215,438
At 31 December 2021	214,746

LIGHTBOWN COTTAGE HOME TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

13 Debtors

	2022	2021
	£	£
Amounts falling due within one year:		
Trade debtors	-	176
Prepayments and accrued income	1,095	1,046
	<u>1,095</u>	<u>1,222</u>

14 Creditors: amounts falling due within one year

	2022	2021
	£	£
Accruals and deferred income	1,189	1,536
	<u>1,189</u>	<u>1,536</u>

15 Designated funds

The income funds of the charity include the following designated funds which have been set aside out of unrestricted funds by the trustees for specific purposes:

	Movement in funds						
	Balance at 1 January 2021	Resources expended	Investments gains/losses ¹	Balance at January 2022	Incoming resources	Resources expended	Balance at 31 December 2022
	£	£	£	£	£	£	£
Major Repair Reserve	63,546	(7,221)	6,110	62,435	7,809	(4,899)	65,345
	<u>63,546</u>	<u>(7,221)</u>	<u>6,110</u>	<u>62,435</u>	<u>7,809</u>	<u>(4,899)</u>	<u>65,345</u>

LIGHTBOWN COTTAGE HOME TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

16 Value for Money Metrics (VFM): As required by the Regulator of Social Housing (June 2019) Measures of Economy, Efficiency and Effectiveness

	2022	2021
1 Reinvestment % -Amounts spent on new properties as a % of existing tangible fixed asset value	0%	0%
2 New Supply %-Number of new properties acquired as a % of existing properties owned	0%	0%
a. Social Housing Units	0%	0%
b. Non Social Housing Units		
3 Gearing %-how much of assets is made up of debt. This result may be negative where the Provider has no loan agreements in place	-1.17%	-1.25%
4 EBITDA MRI Interest Cover %-level of earnings (before tax, depreciation, amortisation, major repairs included) compared to interest payable (financing costs)	0%	0%
5 Headline Social Housing Cost-total annual running costs per Social Housing Unit owned	£2,855	£2,692
6 Operating Margin %-operating surplus as a % of total income	-0.11%	1.14%
a. Social Housing Letting	-0.11%	1.14%
b. Overall		
7 Return on Capital Employed %-operating surplus as a % of net current assets employed	-0.01%	0.07%

17 Related party transactions

There were no disclosable related party transactions during the year (2021 - none).

Charity registration number 237056

LIGHTBOWN COTTAGE HOME TRUST
ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022

LIGHTBOWN COTTAGE HOME TRUST

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees

Mr P Jennings
Mr D J Marsden
Mr T Watson
Mrs B Holden
Mr R Done

Charity number

237056

Principal address

29 Sunnymere Drive
Darwen
Lancashire
BB3 1RH

Accountants

Hindle Jepson & Jennings Ltd
10 Borough Road
Darwen
Lancashire
BB3 1PL

Bankers

National Westminster Bank plc
35 King William Street
Blackburn
Lancashire
BB1 7DJ

LIGHTBOWN COTTAGE HOME TRUST

CONTENTS

	Page
Trustees' report	1
Accountants' report	2
Statement of financial activities	3
Balance sheet	4
Notes to the financial statements	5 - 12

LIGHTBOWN COTTAGE HOME TRUST

TRUSTEES' REPORT

FOR THE YEAR ENDED 31 DECEMBER 2022

The Trustees present their annual report and financial statements for the year ended 31 December 2022.

The accounts have been prepared in accordance with the accounting policies set out in note 1 to the accounts 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)" (as amended for accounting periods commencing from 1 January 2016)

Objectives and activities

The Trust's objects are to provide cottage homes to aged persons of Darwen. The policies adopted in furtherance of these objects are to maintain the cottages and provide comfortable accommodation at an affordable price. There has been no change in these during the year.

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

Achievements and performance

During the year the Trust provided 8 cottages which were fully maintained.

Financial review

The Trust has maintained its level of income in the year.

It is the policy of the Trust that unrestricted funds which have not been designated for a specific use should be maintained at a level equivalent to between three and six month's expenditure. The Trustees consider that reserves at this level will ensure that, in the event of a significant drop in funding, they will be able to continue the Trust's current activities while consideration is given to ways in which additional funds may be raised. This level of reserves has been maintained throughout the year.

The Trustees have assessed the major risks to which the Trust is exposed, and are satisfied that systems are in place to mitigate exposure to the major risks.

Structure, governance and management

The Trust was established by a charitable trust deed on 26th July 1915, from a bequest made by the late Timothy Lightbown who died September 1910.

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

Mr P Jennings
Mr D J Marsden
Mr T Watson
Mrs B Holden
Mr R Done

Trustees shall be appointed to fill vacancies by the Trustees at a Special Meeting of their body to be held after a lapse of one calendar month from the occurrence of such vacancy by a resolution to be forthwith notified by them with all proper information to the Charity Commission.

None of The Trustees has any beneficial interest in the company.

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

B. A. Holden

Trustee

Dated: 22.3.23

LIGHTBOWN COTTAGE HOME TRUST

CHARTERED CERTIFIED ACCOUNTANTS' REPORT TO THE TRUSTEES ON THE PREPARATION OF THE UNAUDITED STATUTORY FINANCIAL STATEMENTS OF LIGHTBOWN COTTAGE HOME TRUST FOR THE YEAR ENDED 31 DECEMBER 2022

In order to assist you to fulfil your duties under the Charities Act 2011, we have prepared for your approval the financial statements of Lightbown Cottage Home Trust for the year ended 31 December 2022, set out on pages 3 to 12 from the charity's accounting records and from information and explanations you have given us.

As a practising member firm of the Association of Chartered Certified Accountants, we are subject to its ethical and other professional requirements which are detailed at <https://www.accaglobal.com/gb/en/member/standards/rules-and-standards/rulebook.html>.

This report is made to the charity's Trustees, as a body, in accordance with the terms of our engagement letter dated 27 August 2019. Our work has been undertaken solely to prepare for your approval the financial statements of Lightbown Cottage Home Trust and state those matters that we have agreed to state to the charity's Trustees, as a body, in this report in accordance with the requirements of the Association of Chartered Certified Accountants as detailed at https://www.accaglobal.com/content/dam/ACCA_Global/Technical/fact/technical-factsheet-163.pdf. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Lightbown Cottage Home Trust and the charity's Trustees as a body, for our work or for this report.

It is your duty to ensure that Lightbown Cottage Home Trust has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and deficit of Lightbown Cottage Home Trust. You consider that Lightbown Cottage Home Trust is exempt from the statutory audit requirement for the year, and is not required to obtain an independent examiner's report.

We have not been instructed to carry out an audit or a review of the financial statements of Lightbown Cottage Home Trust. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory financial statements.

Hindle Jepson + Jennings Ltd

Hindle Jepson & Jennings Ltd

Chartered Certified Accountants

22/3/2023

10 Borough Road
Darwen
Lancashire
BB3 1PL

LIGHTBOWN COTTAGE HOME TRUST

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31 DECEMBER 2022

	Notes	Unrestricted funds 2022 £	Unrestricted funds 2021 £
<u>Income and endowments from:</u>			
Other trading activities	3	20,157	18,952
Investments	4	7,963	6,296
Other income	5	-	200
Total income		<u>28,120</u>	<u>25,448</u>
<u>Expenditure on:</u>			
Charitable activities	6	23,145	21,842
Net gains/(losses) on investments	10	(7,117)	17,997
Net movement in funds		(2,142)	21,603
Fund balances at 1 January 2022		<u>278,759</u>	<u>257,156</u>
Fund balances at 31 December 2022		<u><u>276,617</u></u>	<u><u>278,759</u></u>

The statement of financial activities includes all gains and losses recognised in the year.

All income and expenditure derive from continuing activities.

LIGHTBOWN COTTAGE HOME TRUST

BALANCE SHEET

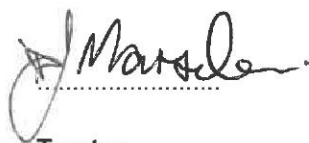
AS AT 31 DECEMBER 2022

	Notes	2022		2021	
		£	£	£	£
Fixed assets					
Tangible assets	11		28,291		28,595
Investments	12		215,439		214,746
			<u>243,730</u>		<u>243,341</u>
Current assets					
Debtors	13	1,095		1,222	
Cash at bank and in hand		32,981		35,732	
		<u>34,076</u>		<u>36,954</u>	
Creditors: amounts falling due within one year	14	(1,189)		(1,536)	
Net current assets			32,887		35,418
Total assets less current liabilities			<u>276,617</u>		<u>278,759</u>
Income funds					
<u>Unrestricted funds</u>					
Designated funds	15	65,345		62,435	
General unrestricted funds		141,346		139,281	
Revaluation reserve		69,926		77,043	
			<u>276,617</u>		<u>278,759</u>
			<u>276,617</u>		<u>278,759</u>

The accounts were approved by the Trustees on 22.03.23



Trustee



Trustee

LIGHTBOWN COTTAGE HOME TRUST

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2022

1 Accounting policies

Charity information

Lightbown Cottage Home Trust is a Trust which was established by a charitable deed on 26th July 1915. The principal address is 29 Sunnymere Drive, Darwen, Lancashire, BB3 1RH.

1.1 Accounting convention

The accounts have been prepared in accordance 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)" (as amended for accounting periods commencing from 1 January 2016). The Trust is a Public Benefit Entity as defined by FRS 102.

The Trust has taken advantage of the provisions in the SORP for charities applying FRS 102 Update Bulletin 1 not to prepare a Statement of Cash Flows.

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 accounts 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 continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Charitable funds

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

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

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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.

Turnover is measured at the fair value of the consideration received or receivable and represents amounts receivable for goods and services provided in the normal course of business, net of discounts, VAT and other sales related taxes.

1.5 Resources expended

LIGHTBOWN COTTAGE HOME TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

1 Accounting policies

(Continued)

All expenditure is accounted for on an accruals basis and applied under the appropriate heading. Liabilities are recognised as resources expended as soon as the obligation and commitment by the Charity to the expenditure arises.

1.6 Tangible fixed assets

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

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

Land and buildings	1% straight line
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The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

1.7 Fixed asset investments

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

1.8 Impairment of fixed assets

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

1.9 Cash and cash equivalents

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

1.10 Financial instruments

The 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.

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.

LIGHTBOWN COTTAGE HOME TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

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.

3 Other trading activities

	Unrestricted funds	Unrestricted funds
	2022	2021
	£	£
Maintenance Contributions	20,157	18,952

LIGHTBOWN COTTAGE HOME TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

4 Investments

	Unrestricted funds	Unrestricted funds
	2022	2021
	£	£
Income from listed investments	7,963	6,264
Interest receivable	-	32
	<u>7,963</u>	<u>6,296</u>

5 Other income

	Total	Unrestricted funds
	2022	2021
	£	£
Other income	-	200
	<u>-</u>	<u>200</u>

6 Charitable activities

	Housing provision	Housing provision
	2022	2021
	£	£
Service costs	2,991	2,944
Day to day maintenance	16,209	15,402
	<u>19,200</u>	<u>18,346</u>
Share of governance costs (see note 7)	3,945	3,496
	<u>23,145</u>	<u>21,842</u>

LIGHTBOWN COTTAGE HOME TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

7 Support costs	Support costs	Governance costs	2022	2021	Basis of allocation
	£	£	£	£	
Depreciation	-	304	304	304	
Accountancy	-	696	696	546	Governance
Clerks honorarium	-	1,555	1,555	1,488	Governance
Sundry	-	866	866	659	Governance
Management	-	524	524	499	Governance
	<u>-</u>	<u>3,945</u>	<u>3,945</u>	<u>3,496</u>	
Analysed between					
Charitable activities	-	3,945	3,945	3,496	
	<u>-</u>	<u>3,945</u>	<u>3,945</u>	<u>3,496</u>	

Governance costs includes payments to the accountants of £696 (2021- £546) for accountancy fees.

8 Trustees

None of the Trustees (or any persons connected with them) received any remuneration during the year.

9 Employees

The average monthly number of employees during the year was:

	2022 Number	2021 Number
Total	-	-
	<u>-</u>	<u>-</u>

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

LIGHTBOWN COTTAGE HOME TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

10 Net gains/(losses) on investments

	2022	2021
	£	£
Revaluation of investments	(7,117)	17,997

11 Tangible fixed assets

	Land and buildings £
Cost	
At 1 January 2022	30,420
At 31 December 2022	30,420
Depreciation and impairment	
At 1 January 2022	1,825
Depreciation charged in the year	304
At 31 December 2022	2,129
Carrying amount	
At 31 December 2022	28,291
At 31 December 2021	28,595

12 Fixed asset investments

	Unlisted investments £
Cost or valuation	
At 1 January 2022	214,746
Additions	7,809
Valuation changes	(7,117)
At 31 December 2022	215,438
Carrying amount	
At 31 December 2022	215,438
At 31 December 2021	214,746

LIGHTBOWN COTTAGE HOME TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

13 Debtors

	2022	2021
	£	£
Amounts falling due within one year:		
Trade debtors	-	176
Prepayments and accrued income	1,095	1,046
	<u>1,095</u>	<u>1,222</u>

14 Creditors: amounts falling due within one year

	2022	2021
	£	£
Accruals and deferred income	1,189	1,536
	<u>1,189</u>	<u>1,536</u>

15 Designated funds

The income funds of the charity include the following designated funds which have been set aside out of unrestricted funds by the trustees for specific purposes:

	Balance at 1 January 2021	Resources expended	Investments gains/losses ¹	Balance at January 2022	Movement in funds		
					Incoming resources	Resources expended	Balance at 31 December 2022
	£	£	£	£	£	£	
Major Repair Reserve	63,546	(7,221)	6,110	62,435	7,809	(4,899)	65,345
	<u>63,546</u>	<u>(7,221)</u>	<u>6,110</u>	<u>62,435</u>	<u>7,809</u>	<u>(4,899)</u>	<u>65,345</u>

LIGHTBOWN COTTAGE HOME TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

16 Value for Money Metrics (VFM): As required by the Regulator of Social Housing (June 2019) Measures of Economy, Efficiency and Effectiveness

	2022	2021
1 Reinvestment % -Amounts spent on new properties as a % of existing tangible fixed asset value	0%	0%
2 New Supply %-Number of new properties acquired as a % of existing properties owned	0%	0%
a. Social Housing Units	0%	0%
b. Non Social Housing Units		
3 Gearing %-how much of assets is made up of debt. This result may be negative where the Provider has no loan agreements in place	-1.17%	-1.25%
4 EBITDA MRI Interest Cover %-level of earnings (before tax, depreciation, amortisation, major repairs included) compared to interest payable (financing costs)	0%	0%
5 Headline Social Housing Cost-total annual running costs per Social Housing Unit owned	£2,855	£2,692
6 Operating Margin %-operating surplus as a % of total income	-0.11%	1.14%
a. Social Housing Letting	-0.11%	1.14%
b. Overall		
7 Return on Capital Employed %-operating surplus as a % of net current assets employed	-0.01%	0.07%

17 Related party transactions

There were no disclosable related party transactions during the year (2021 - none).



**Hindle
Jepson &
Jennings Ltd**
Chartered Certified Accountants

Registered Office:
10 Borough Rd Darwen
Lancashire BB3 1PL
Tel: 01254 702111
Fax: 01254 706837
email: info@hjangj.co.uk

Please ask for: Mr C Baker

Our ref: CCB/DH/Trust22

Your ref:

28 March 2023

Mrs R J Walton
29 Sunnymere Drive
Darwen
Lancashire
BB3 1RH

Dear Ros

**Lightbown Cottage Home Trust
Year Ended 31 December 2022**

We are required to supply a management letter to accompany the accounts and can confirm that the books and records are well kept.

The Trust continues to be well run and we are quite satisfied with the accounts.

Yours sincerely

**For and on behalf of
Hindle Jepson & Jennings Ltd**



Directors:
Mr D W WILSON BA(HONS) FCA Mrs C C BAKER FCCA
Mrs L A McGRATH FCCA Mrs K L DILLOWAY ACA
Registered Company No 07448983



LIGHTBOWN COTTAGE HOMES TRUST

England & Wales - Charity number 237056

Accounts

Charity Registration No. 237056

LIGHTBOWN COTTAGE HOME TRUST
ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021

LIGHTBOWN COTTAGE HOME TRUST

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	Mr P Jennings Mr D J Marsden Mr T Watson Mrs B Holden Mr R Done	(Appointed 19 October 2021)
Charity number	237056	
Principal address	29 Sunnymere Drive Darwen Lancashire BB3 1RH	
Accountants	Hindle Jepson & Jennings Ltd 10 Borough Road Darwen Lancashire BB3 1PL	
Bankers	National Westminster Bank plc 35 King William Street Blackburn Lancashire BB1 7DJ	

LIGHTBOWN COTTAGE HOME TRUST

CONTENTS

	Page
Trustees' report	1
Accountants' report	2
Statement of financial activities	3
Balance sheet	4
Notes to the financial statements	5 - 12

LIGHTBOWN COTTAGE HOME TRUST

TRUSTEES' REPORT

FOR THE YEAR ENDED 31 DECEMBER 2021

The Trustees present their report and financial statements for the year ended 31 December 2021.

The accounts have been prepared in accordance with the accounting policies set out in note 1 to the accounts 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)" (as amended for accounting periods commencing from 1 January 2016)

Objectives and activities

The Trust's objects are to provide cottage homes to aged persons of Darwen. The policies adopted in furtherance of these objects are to maintain the cottages and provide comfortable accommodation at an affordable price. There has been no change in these during the year.

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

Achievements and performance

During the year the Trust provided 8 cottages which were fully maintained.

Financial review

The Trust has maintained its level of income in the year.

It is the policy of the Trust that unrestricted funds which have not been designated for a specific use should be maintained at a level equivalent to between three and six month's expenditure. The Trustees consider that reserves at this level will ensure that, in the event of a significant drop in funding, they will be able to continue the Trust's current activities while consideration is given to ways in which additional funds may be raised. This level of reserves has been maintained throughout the year.

The Trustees have assessed the major risks to which the Trust is exposed, and are satisfied that systems are in place to mitigate exposure to the major risks.

Structure, governance and management

The Trust was established by a charitable trust deed on 26th July 1915, from a bequest made by the late Timothy Lightbown who died September 1910.

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

Mr G Holden (Deceased 25 April 2021)

Mr P Jennings

Mr D J Marsden

Mr T Watson

Mrs B Holden

Mr R Done (Appointed 19 October 2021)

Trustees shall be appointed to fill vacancies by the Trustees at a Special Meeting of their body to be held after a lapse of one calendar month from the occurrence of such vacancy by a resolution to be forthwith notified by them with all proper information to the Charity Commission.

None of The Trustees has any beneficial interest in the company.

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



Trustee

Dated: 29.3.22

LIGHTBOWN COTTAGE HOME TRUST

CHARTERED CERTIFIED ACCOUNTANTS' REPORT TO THE TRUSTEES ON THE PREPARATION OF THE UNAUDITED STATUTORY FINANCIAL STATEMENTS OF LIGHTBOWN COTTAGE HOME TRUST FOR THE YEAR ENDED 31 DECEMBER 2021

In order to assist you to fulfil your duties under the Charities Act 2011, we have prepared for your approval the financial statements of Lightbown Cottage Home Trust for the year ended 31 December 2021, set out on pages 3 to 12 from the charity's accounting records and from information and explanations you have given us.

As a practising member firm of the Association of Chartered Certified Accountants, we are subject to its ethical and other professional requirements which are detailed at <https://www.accaglobal.com/gb/en/member/standards/rules-and-standards/rulebook.html>.

This report is made to the charity's Trustees, as a body, in accordance with the terms of our engagement letter dated 27 August 2019. Our work has been undertaken solely to prepare for your approval the financial statements of Lightbown Cottage Home Trust and state those matters that we have agreed to state to the charity's Trustees, as a body, in this report in accordance with the requirements of the Association of Chartered Certified Accountants as detailed at https://www.accaglobal.com/content/dam/ACCA_Global/Technical/fact/technical-factsheet-163.pdf. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Lightbown Cottage Home Trust and the charity's Trustees as a body, for our work or for this report.

It is your duty to ensure that Lightbown Cottage Home Trust has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and surplus of Lightbown Cottage Home Trust. You consider that Lightbown Cottage Home Trust is exempt from the statutory audit requirement for the year, and is not required to obtain an independent examiner's report.

We have not been instructed to carry out an audit or a review of the financial statements of Lightbown Cottage Home Trust. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory financial statements.

Hindle Jepson & Jennings Ltd

Hindle Jepson & Jennings Ltd

Chartered Certified Accountants

29/13/22

10 Borough Road
Darwen
Lancashire
BB3 1PL

LIGHTBOWN COTTAGE HOME TRUST

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 DECEMBER 2021

	Notes	Unrestricted funds 2021 £	Unrestricted funds 2020 £
<u>Income and endowments from:</u>			
Other trading activities	3	18,952	18,548
Investments	4	6,296	7,652
Other income	5	200	-
Total income		<u>25,448</u>	<u>26,200</u>
<u>Expenditure on:</u>			
Charitable activities	6	<u>21,842</u>	<u>15,836</u>
Net gains/(losses) on investments	10	<u>17,997</u>	<u>(13,392)</u>
Net movement in funds		21,603	(3,028)
Fund balances at 1 January 2021		<u>257,156</u>	<u>260,184</u>
Fund balances at 31 December 2021		<u><u>278,759</u></u>	<u><u>257,156</u></u>

The statement of financial activities includes all gains and losses recognised in the year.

All income and expenditure derive from continuing activities.

LIGHTBOWN COTTAGE HOME TRUST

BALANCE SHEET

AS AT 31 DECEMBER 2021

	Notes	2021		2020	
		£	£	£	£
Fixed assets					
Tangible assets	11		28,595		28,899
Investments	12		214,746		190,639
			<u>243,341</u>		<u>219,538</u>
Current assets					
Debtors	13	1,222		1,301	
Cash at bank and in hand		35,732		37,453	
		<u>36,954</u>		<u>38,754</u>	
Creditors: amounts falling due within one year	14	<u>(1,536)</u>		<u>(1,136)</u>	
Net current assets			35,418		37,618
Total assets less current liabilities			<u>278,759</u>		<u>257,156</u>
Income funds					
<u>Unrestricted funds</u>					
Designated funds	15	62,435		63,546	
General unrestricted funds		139,281		134,564	
Revaluation reserve		<u>77,043</u>		<u>59,046</u>	
			<u>278,759</u>		<u>257,156</u>
			<u>278,759</u>		<u>257,156</u>

The accounts were approved by the Trustees on 29.3.22

B. A. Holder,

Trustee


Trustee

LIGHTBOWN COTTAGE HOME TRUST

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2021

1 Accounting policies

Charity information

Lightbown Cottage Home Trust is a Trust which was established by a charitable deed on 26th July 1915. The principal address is 29 Sunnymere Drive, Darwen, Lancashire, BB3 1RH.

1.1 Accounting convention

The accounts have been prepared in accordance 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)" (as amended for accounting periods commencing from 1 January 2016). The Trust is a Public Benefit Entity as defined by FRS 102.

The Trust has taken advantage of the provisions in the SORP for charities applying FRS 102 Update Bulletin 1 not to prepare a Statement of Cash Flows.

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 accounts 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 continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Charitable funds

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

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

1.4 Incoming resources

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.

Turnover is measured at the fair value of the consideration received or receivable and represents amounts receivable for goods and services provided in the normal course of business, net of discounts, VAT and other sales related taxes.

LIGHTBOWN COTTAGE HOME TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2021

1 Accounting policies

(Continued)

1.5 Resources expended

All expenditure is accounted for on an accruals basis and applied under the appropriate heading. Liabilities are recognised as resources expended as soon as the obligation and commitment by the Charity to the expenditure arises.

1.6 Tangible fixed assets

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

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

Land and buildings	1% straight line
--------------------	------------------

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in net income/(expenditure) for the year.

1.7 Fixed asset investments

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

1.8 Impairment of fixed assets

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

1.9 Cash and cash equivalents

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

1.10 Financial instruments

The 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.

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.

LIGHTBOWN COTTAGE HOME TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2021

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.

3 Other trading activities

	Unrestricted funds	Unrestricted funds
	2021	2020
	£	£
Maintenance Contributions	18,952	18,548

LIGHTBOWN COTTAGE HOME TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2021

4 Investments

	Unrestricted funds	Unrestricted funds
	2021	2020
	£	£
Income from listed investments	6,264	7,619
Interest receivable	32	33
	<u>6,296</u>	<u>7,652</u>

5 Other income

	Unrestricted funds	Total
	2021	2020
	£	£
Other income	200	-
	<u>200</u>	<u>-</u>

6 Charitable activities

	Housing provision	Housing provision
	2021	2020
	£	£
Service costs	2,944	2,896
Day to day maintenance	15,402	9,518
	<u>18,346</u>	<u>12,414</u>
Share of governance costs (see note 7)	3,496	3,422
	<u>21,842</u>	<u>15,836</u>

LIGHTBOWN COTTAGE HOME TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2021

7 Support costs

	Support costs	Governance costs	2021	2020	Basis of allocation
	£	£	£	£	
Depreciation	-	304	304	304	
Accountancy	-	546	546	888	Governance
Clerks honorarium	-	1,488	1,488	1,466	Governance
Sundry	-	659	659	268	Governance
Management	-	499	499	496	Governance
	<u>-</u>	<u>3,496</u>	<u>3,496</u>	<u>3,422</u>	
Analysed between					
Charitable activities	-	3,496	3,496	3,422	
	<u>-</u>	<u>3,496</u>	<u>3,496</u>	<u>3,422</u>	

Governance costs includes payments to the accountants of £546 (2020- £888) for accountancy fees.

8 Trustees

None of the Trustees (or any persons connected with them) received any remuneration during the year.

9 Employees

The average monthly number of employees during the year was:

	2021 Number	2020 Number
Total	-	-
	<u>-</u>	<u>-</u>

LIGHTBOWN COTTAGE HOME TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2021

10 Net gains/(losses) on investments

2021 2020

£ £

Revaluation of investments 17,997 (13,392)

11 Tangible fixed assets

Land and buildings

£

Cost

At 1 January 2021

30,420

At 31 December 2021

30,420

Depreciation and impairment

At 1 January 2021

1,521

Depreciation charged in the year

304

At 31 December 2021

1,825

Carrying amount

At 31 December 2021

28,595

At 31 December 2020

28,899

12 Fixed asset investments

Unlisted
investments

£

Cost or valuation

At 1 January 2021

190,639

Additions

6,110

Valuation changes

17,997

At 31 December 2021

214,746

Carrying amount

At 31 December 2021

214,746

At 31 December 2020

190,639

LIGHTBOWN COTTAGE HOME TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2021

13 Debtors

	2021	2020
	£	£
Amounts falling due within one year:		
Trade debtors	176	271
Prepayments and accrued income	1,046	1,030
	<u>1,222</u>	<u>1,301</u>

14 Creditors: amounts falling due within one year

	2021	2020
	£	£
Accruals and deferred income	1,536	1,136
	<u>1,536</u>	<u>1,136</u>

15 Designated funds

The income funds of the charity include the following designated funds which have been set aside out of unrestricted funds by the trustees for specific purposes:

	Balance at 1 January 2020	Resources expended	Investments gains/losses	Balance at 1 January 2021	Resources expended	Investments gains/losses	Balance at 31 December 2021
	£	£	£	£	£	£	£
Major Repair Reserve	60,290	(4,200)	7,456	63,546	(7,221)	6,110	62,435
	<u>60,290</u>	<u>(4,200)</u>	<u>7,456</u>	<u>63,546</u>	<u>(7,221)</u>	<u>6,110</u>	<u>62,435</u>

LIGHTBOWN COTTAGE HOME TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2021

16 Value for Money Metrics (VFM): As required by the Regulator of Social Housing (June 2019) Measures of Economy, Efficiency and Effectiveness

	2021	2019
1 Reinvestment % -Amounts spent on new properties as a % of existing tangible fixed asset value	0%	0%
2 New Supply %-Number of new properties acquired as a % of existing properties owned	0%	0%
a. Social Housing Units	0%	0%
b. Non Social Housing Units		
3 Gearing %-how much of assets is made up of debt. This result may be negative where the Provider has no loan agreements in place	-1.25%	-1.29%
4 EBITDA MRI Interest Cover %-level of earnings (before tax, depreciation, amortisation, major repairs included) compared to interest payable (financing costs)	0%	0%
5 Headline Social Housing Cost-total annual running costs per Social Housing Unit owned	£2,692	£1,941
6 Operating Margin %-operating surplus as a % of total income	1.14%	-0.16%
a. Social Housing Letting	1.14%	-0.16%
b. Overall		
7 Return on Capital Employed %-operating surplus as a % of net current assets employed	0.07%	-0.01%

17 Related party transactions

There were no disclosable related party transactions during the year (2020 - none).

Charity Registration No. 237056

LIGHTBOWN COTTAGE HOME TRUST
ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021

LIGHTBOWN COTTAGE HOME TRUST

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees
Mr P Jennings
Mr D J Marsden
Mr T Watson
Mrs B Holden
Mr R Done
(Appointed 19 October 2021)

Charity number 237056

Principal address
29 Sunnymere Drive
Darwen
Lancashire
BB3 1RH

Accountants
Hindle Jepson & Jennings Ltd
10 Borough Road
Darwen
Lancashire
BB3 1PL

Bankers
National Westminster Bank plc
35 King William Street
Blackburn
Lancashire
BB1 7DJ

LIGHTBOWN COTTAGE HOME TRUST

CONTENTS

	Page
Trustees' report	1
Accountants' report	2
Statement of financial activities	3
Balance sheet	4
Notes to the financial statements	5 - 12

LIGHTBOWN COTTAGE HOME TRUST

TRUSTEES' REPORT

FOR THE YEAR ENDED 31 DECEMBER 2021

The Trustees present their report and financial statements for the year ended 31 December 2021.

The accounts have been prepared in accordance with the accounting policies set out in note 1 to the accounts 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)" (as amended for accounting periods commencing from 1 January 2016)

Objectives and activities

The Trust's objects are to provide cottage homes to aged persons of Darwen. The policies adopted in furtherance of these objects are to maintain the cottages and provide comfortable accommodation at an affordable price. There has been no change in these during the year.

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

Achievements and performance

During the year the Trust provided 8 cottages which were fully maintained.

Financial review

The Trust has maintained its level of income in the year.

It is the policy of the Trust that unrestricted funds which have not been designated for a specific use should be maintained at a level equivalent to between three and six month's expenditure. The Trustees consider that reserves at this level will ensure that, in the event of a significant drop in funding, they will be able to continue the Trust's current activities while consideration is given to ways in which additional funds may be raised. This level of reserves has been maintained throughout the year.

The Trustees have assessed the major risks to which the Trust is exposed, and are satisfied that systems are in place to mitigate exposure to the major risks.

Structure, governance and management

The Trust was established by a charitable trust deed on 26th July 1915, from a bequest made by the late Timothy Lightbown who died September 1910.

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

Mr G Holden (Deceased 25 April 2021)

Mr P Jennings

Mr D J Marsden

Mr T Watson

Mrs B Holden

Mr R Done (Appointed 19 October 2021)

Trustees shall be appointed to fill vacancies by the Trustees at a Special Meeting of their body to be held after a lapse of one calendar month from the occurrence of such vacancy by a resolution to be forthwith notified by them with all proper information to the Charity Commission.

None of The Trustees has any beneficial interest in the company.

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



Trustee

Dated: 29.3.22,

LIGHTBOWN COTTAGE HOME TRUST

CHARTERED CERTIFIED ACCOUNTANTS' REPORT TO THE TRUSTEES ON THE PREPARATION OF THE UNAUDITED STATUTORY FINANCIAL STATEMENTS OF LIGHTBOWN COTTAGE HOME TRUST FOR THE YEAR ENDED 31 DECEMBER 2021

In order to assist you to fulfil your duties under the Charities Act 2011, we have prepared for your approval the financial statements of Lightbown Cottage Home Trust for the year ended 31 December 2021, set out on pages 3 to 12 from the charity's accounting records and from information and explanations you have given us.

As a practising member firm of the Association of Chartered Certified Accountants, we are subject to its ethical and other professional requirements which are detailed at <https://www.accaglobal.com/gb/en/member/standards/rules-and-standards/rulebook.html>.

This report is made to the charity's Trustees, as a body, in accordance with the terms of our engagement letter dated 27 August 2019. Our work has been undertaken solely to prepare for your approval the financial statements of Lightbown Cottage Home Trust and state those matters that we have agreed to state to the charity's Trustees, as a body, in this report in accordance with the requirements of the Association of Chartered Certified Accountants as detailed at https://www.accaglobal.com/content/dam/ACCA_Global/Technical/fact/technical-factsheet-163.pdf. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Lightbown Cottage Home Trust and the charity's Trustees as a body, for our work or for this report.

It is your duty to ensure that Lightbown Cottage Home Trust has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and surplus of Lightbown Cottage Home Trust. You consider that Lightbown Cottage Home Trust is exempt from the statutory audit requirement for the year, and is not required to obtain an independent examiner's report.

We have not been instructed to carry out an audit or a review of the financial statements of Lightbown Cottage Home Trust. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory financial statements.

Hindle Jepson & Jennings Ltd

Hindle Jepson & Jennings Ltd

Chartered Certified Accountants

29/13/22

10 Borough Road
Darwen
Lancashire
BB3 1PL

LIGHTBOWN COTTAGE HOME TRUST

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 DECEMBER 2021

	Notes	Unrestricted funds 2021 £	Unrestricted funds 2020 £
<u>Income and endowments from:</u>			
Other trading activities	3	18,952	18,548
Investments	4	6,296	7,652
Other income	5	200	-
Total income		<u>25,448</u>	<u>26,200</u>
<u>Expenditure on:</u>			
Charitable activities	6	<u>21,842</u>	<u>15,836</u>
Net gains/(losses) on investments	10	<u>17,997</u>	<u>(13,392)</u>
Net movement in funds		21,603	(3,028)
Fund balances at 1 January 2021		<u>257,156</u>	<u>260,184</u>
Fund balances at 31 December 2021		<u><u>278,759</u></u>	<u><u>257,156</u></u>

The statement of financial activities includes all gains and losses recognised in the year.

All income and expenditure derive from continuing activities.

LIGHTBOWN COTTAGE HOME TRUST

BALANCE SHEET

AS AT 31 DECEMBER 2021

	Notes	2021		2020	
		£	£	£	£
Fixed assets					
Tangible assets	11		28,595		28,899
Investments	12		214,746		190,639
			<u>243,341</u>		<u>219,538</u>
Current assets					
Debtors	13	1,222		1,301	
Cash at bank and in hand		35,732		37,453	
		<u>36,954</u>		<u>38,754</u>	
Creditors: amounts falling due within one year	14	(1,536)		(1,136)	
Net current assets			<u>35,418</u>		<u>37,618</u>
Total assets less current liabilities			<u>278,759</u>		<u>257,156</u>
Income funds					
<u>Unrestricted funds</u>					
Designated funds	15	62,435		63,546	
General unrestricted funds		139,281		134,564	
Revaluation reserve		<u>77,043</u>		<u>59,046</u>	
			<u>278,759</u>		<u>257,156</u>
			<u>278,759</u>		<u>257,156</u>

The accounts were approved by the Trustees on 29.3.22

B. A. Holder,

Trustee


Trustee

LIGHTBOWN COTTAGE HOME TRUST

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2021

1 Accounting policies

Charity information

Lightbown Cottage Home Trust is a Trust which was established by a charitable deed on 26th July 1915. The principal address is 29 Sunnymere Drive, Darwen, Lancashire, BB3 1RH.

1.1 Accounting convention

The accounts have been prepared in accordance 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)" (as amended for accounting periods commencing from 1 January 2016). The Trust is a Public Benefit Entity as defined by FRS 102.

The Trust has taken advantage of the provisions in the SORP for charities applying FRS 102 Update Bulletin 1 not to prepare a Statement of Cash Flows.

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 accounts 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 continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Charitable funds

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

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

1.4 Incoming resources

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.

Turnover is measured at the fair value of the consideration received or receivable and represents amounts receivable for goods and services provided in the normal course of business, net of discounts, VAT and other sales related taxes.

LIGHTBOWN COTTAGE HOME TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2021

1 Accounting policies

(Continued)

1.5 Resources expended

All expenditure is accounted for on an accruals basis and applied under the appropriate heading. Liabilities are recognised as resources expended as soon as the obligation and commitment by the Charity to the expenditure arises.

1.6 Tangible fixed assets

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

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

Land and buildings	1% straight line
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The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in net income/(expenditure) for the year.

1.7 Fixed asset investments

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

1.8 Impairment of fixed assets

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

1.9 Cash and cash equivalents

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

1.10 Financial instruments

The 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.

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.

LIGHTBOWN COTTAGE HOME TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2021

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.

3 Other trading activities

	Unrestricted funds	Unrestricted funds
	2021	2020
	£	£
Maintenance Contributions	18,952	18,548

LIGHTBOWN COTTAGE HOME TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2021

4 Investments

	Unrestricted funds	Unrestricted funds
	2021	2020
	£	£
Income from listed investments	6,264	7,619
Interest receivable	32	33
	<u>6,296</u>	<u>7,652</u>

5 Other income

	Unrestricted funds	Total
	2021	2020
	£	£
Other income	200	-
	<u>200</u>	<u>-</u>

6 Charitable activities

	Housing provision	Housing provision
	2021	2020
	£	£
Service costs	2,944	2,896
Day to day maintenance	15,402	9,518
	<u>18,346</u>	<u>12,414</u>
Share of governance costs (see note 7)	3,496	3,422
	<u>21,842</u>	<u>15,836</u>

LIGHTBOWN COTTAGE HOME TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2021

7 Support costs

	Support costs	Governance costs	2021	2020	Basis of allocation
	£	£	£	£	
Depreciation	-	304	304	304	
Accountancy	-	546	546	888	Governance
Clerks honorarium	-	1,488	1,488	1,466	Governance
Sundry	-	659	659	268	Governance
Management	-	499	499	496	Governance
	<u>-</u>	<u>3,496</u>	<u>3,496</u>	<u>3,422</u>	
Analysed between					
Charitable activities	-	3,496	3,496	3,422	
	<u>-</u>	<u>3,496</u>	<u>3,496</u>	<u>3,422</u>	

Governance costs includes payments to the accountants of £546 (2020- £888) for accountancy fees.

8 Trustees

None of the Trustees (or any persons connected with them) received any remuneration during the year.

9 Employees

The average monthly number of employees during the year was:

	2021 Number	2020 Number
Total	-	-
	<u>-</u>	<u>-</u>

LIGHTBOWN COTTAGE HOME TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2021

13 Debtors

	2021	2020
	£	£
Amounts falling due within one year:		
Trade debtors	176	271
Prepayments and accrued income	1,046	1,030
	<u>1,222</u>	<u>1,301</u>

14 Creditors: amounts falling due within one year

	2021	2020
	£	£
Accruals and deferred income	1,536	1,136
	<u>1,536</u>	<u>1,136</u>

15 Designated funds

The income funds of the charity include the following designated funds which have been set aside out of unrestricted funds by the trustees for specific purposes:

	Balance at 1 January 2020	Resources expended	Investments gains/losses	Balance at 1 January 2021	Resources expended	Investments gains/losses	Balance at 31 December 2021
	£	£	£	£	£	£	£
Major Repair Reserve	60,290	(4,200)	7,456	63,546	(7,221)	6,110	62,435
	<u>60,290</u>	<u>(4,200)</u>	<u>7,456</u>	<u>63,546</u>	<u>(7,221)</u>	<u>6,110</u>	<u>62,435</u>

LIGHTBOWN COTTAGE HOME TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2021

**16 Value for Money Metrics (VFM): As required by the Regulator of Social Housing (June 2019)
Measures of Economy, Efficiency and Effectiveness**

	2021	2019
1 Reinvestment % -Amounts spent on new properties as a % of existing tangible fixed asset value	0%	0%
2 New Supply %-Number of new properties acquired as a % of existing properties owned	0%	0%
a. Social Housing Units	0%	0%
b. Non Social Housing Units		
3 Gearing %-how much of assets is made up of debt. This result may be negative where the Provider has no loan agreements in place	-1.25%	-1.29%
4 EBITDA MRI Interest Cover %-level of earnings (before tax, depreciation, amortisation, major repairs included) compared to interest payable (financing costs)	0%	0%
5 Headline Social Housing Cost-total annual running costs per Social Housing Unit owned	£2,692	£1,941
6 Operating Margin %-operating surplus as a % of total income	1.14%	-0.16%
a. Social Housing Letting	1.14%	-0.16%
b. Overall		
7 Return on Capital Employed %-operating surplus as a % of net current assets employed	0.07%	-0.01%

17 Related party transactions

There were no disclosable related party transactions during the year (2020 - none).



For and on behalf of
Hindle Jepson & Jennings Ltd

Yours sincerely

We are required to supply a management letter to accompany the accounts and can confirm that the books and records are well kept.
The Trust continues to be well run and we are quite satisfied with the accounts.

Lightbown Cottage Home Trust
Year Ended 31 December 2021

Dear Ros
Mrs R J Walton
29 Sunnymere Drive
Darwen
Lancashire
BB3 1RH

30 March 2022

Your ref:

Our ref: CCB/LRB/trust21

Please ask for: Mr C Baker

