

# THE GOODLY DALE COTTAGE HOMES

England & Wales · Charity number 247105

## Details

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**Status** Registered

**Legal form** Other

**Registered** 1966-03-09

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

## Contact

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**Address** 14 Goodly Dale  
Windermere  
LA23 2JB

**Phone** 01539448363

**Email** [pow246@btinternet.com](mailto:pow246@btinternet.com)

## Activities

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**Objects:** THE PROVISION OF ALSMHOUSES FOR POOR MARRIED COUPLES, WIDOWS OR SPINSTERS OF GOOD CHARACTER EACH OF WHOM:- A) AT THE TIME OF APPOINTMENT SHALL BE NOT LESS THAN 60 YEARS OF AGE OR NOT LESS THAN 50 YEARS OF AGE WHERE DISABLED BY ACCIDENT OR INFIRMITY FROM MAINTAINING HIMSELF OR HERSELF B) SHALL HAVE BEEN BORN IN THE AREA OF THE URBAN DISTRICTS OF WINDERMERE AND AMBLESIDE OR THE FORMER TOWNSHIPS OF UNDERMILLBECK, TROUTBECK AND APPLETHWAITE OR SHALL HAVE LIVED IN THE SAID AREA FOR A TOTAL OF 20 YEARS DURING THE 30 YEARS IMMEDIATELY PRECEDING THE TIME OF APPOINTMENT.

**Activities:** The purpose of the Goodly Dale Cottage Homes is "to provide accomodation for poor persons of good character each of whom shall not be less than 60 years of age (or 50 if disabled), and shall have been born or lived for 10 of the last 30 years in Windermere and Ambleside Urban Districts, Undermillbeck, Troutbeck and Applethwaite.

## Classification

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

## Geography

- **Area of benefit:** SEE OBJECTS
- Cumbria

## Finances

Period end	Income	Expenditure	Assets	Employees
2025-02-06	£102,307	£94,710	-	-
2024-02-06	£95,775	£85,187	-	-
2023-02-06	£89,814	£113,812	-	-
2022-02-06	£85,356	£86,066	-	-
2021-02-06	£82,153	£78,134	-	-

## Trustees

Name	Role	Appointed
<b>Mr Bill Smith</b>	Chair	
Charles Norman Pattinson		2024-09-23
ELIZABETH LIDIARD		
JOHN BRUCE PARKER		2016-07-28
Mr Bob Pow		2016-07-28
Teddie Alexandra Pattinson		2024-09-23
sarah elizabeth hicks		2026-02-10

## Linked charities

- THE GOODLY DALE COTTAGE HOMES ENDOWMENT FUND (247105-1)
- THOMAS WILLIAM PATTINSON FOR GOODLY DALE COTTAGE HOMES (247105-2)

**THE GOODLY DALE COTTAGE HOMES**

England & Wales - Charity number 247105

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# Accounts

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**GOODLY DALE COTTAGE HOMES**

**FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED**

**6th FEBRUARY 2025**

**GOODLY DALE COTTAGE HOMES**

**Financial Statements for the Year Ended 6th February 2025**

**Contents**

- 1a. & b. Trustees Report
- 2. Independent Examiners Report
- 3. Statement of Financial Activities
- 4. Balance Sheet
- 5a. to e. Notes to the Financial Statements

## GOODLY DALE COTTAGE HOMES

1a.

### Trustees Annual Report for the Year Ended 6th February 2025

#### Constitution

1. The Charity known as Goodly Dale Cottage Homes (regulated by a conveyance dated 6th February 1931).
2. The Charity known as Goodly Dale Cottage Homes Endowment Fund (regulated by Trust Deed dated 6th February 1931).
3. The Charity of Thomas William Pattinson for Goodly Dale Cottage Homes founded by Will proved on 18th April 1939.

The above mentioned Charities are regulated by a scheme of the Charities Commissioners sealed on 14th October 1970 and a scheme sealed on 24th June 1999.

The purpose of the Goodly Dale Cottage Homes is " to provide accomodation for poor persons of good character each of whom shall not be less than 60 years of age (or 50 if disabled), and shall have been born or lived for 10 of the last 30 years in Windermere and Ambleside Urban Districts, Undermillbeck, Troutbeck and Applethwaite . If the Trustees cannot find suitable beneficiaries born in Windermere, Ambleside, Undermillbeck, Troutbeck and Applethwaite then beneficiaries can be suitable persons born in Langdale, Grasmere, Rydal, Skelwith, Hugill, Kentmere, Over Stavely, Nether Stavely or Crook."

There are 20 homes, a Scheme Manager's house and communal room and guest bedroom.

#### Administrative Details

<b>Charity Number :</b>	247105
<b>Address of Homes run by Charity:</b>	Goodly Dale, Windermere.
<b>Clerk to the Trustees &amp; Scheme Manager:</b>	Mrs R Lidiard-Burr 14 Goodly Dale Windermere LA23 2JB
<b>Independent Examiner</b>	Mrs J V Beckett FCCA Taylor, Robertson & Willett Ltd, 95 King Street Lancaster LA1 1RH

Trustees Annual Report for the Year Ended 6th February 2025

Trustees

Trustees who served during the year :

Mr W. Smith  
Mrs E. Lidiard  
Mr R. Pow  
Mr J.B. Parker  
Mr W. Clark - resigned during the year  
Mrs T. Pattinson  
Mr C. Pattinson

**Appointment**

The body of the Trustees shall consist when complete of seven competent persons nominated from within the local community and approved as suitable by existing trustees.

**Remuneration & Expenses**

Mr R Pow was reimbursed £222 for expenses during the year.

**Reserves Policy**

Reserves are held to meet future exceptional property repair costs and to supplement the annual income.

Our policy is to hold our investment in exempt unit trusts. The majority of the equity funds are held in M&G Charifund income units and Black Rock Charishare, and the fixed interest funds in Black Rock Charinco. Their performance is kept under review and is regarded as satisfactory.

**Risks**


The trustees have reviewed the major risks to which the trust has been and is exposed and established systems to mitigate those risks.

**Public Benefit**

The trustees have considered the guidance published by the Charity Commission in relation to public benefit and confirm that they adhere to this guidance.

The trustees believe that the charity's objectives and activities ensure that it assists beneficiaries within the Windermere area.

Signed

  
..... Trustee  
  
23/09/2025  
..... Date

**GOODLY DALE COTTAGE HOMES**

2.

**Independent Examiners' Report to the trustees of Goodly Dale Cottage Homes**

I report to the trustees on my examination of the accounts of the charity for the year ended 6th February 2025 which are set out on pages 3 to 5.

**Responsibilities and Basis of Report**

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

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

**Independent Examiners' Statement**

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

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

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

*JV Beckett*

Jennifer Victoria Beckett FCCA  
Taylor Robertson & Willett Ltd  
95 King Street  
Lancaster  
LA1 1RH

Date 23 - 9. 25

Statement of Financial Activities for the year ended 6th February 2025

	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	Total 2025 £	Total 2024 £
<b>Incoming Resources</b>					
Income from Residents	95,153	-	-	<b>95,153</b>	89,633
Guest Room	490	-	-	<b>490</b>	440
Fundraising	-	129	-	<b>129</b>	89
Investment Income	5,784	-	-	<b>5,784</b>	5,575
Interest received	880	-	-	<b>880</b>	127
Total Incoming Resources	<u>102,306</u>	<u>129</u>	<u>-</u>	<u>102,435</u>	<u>95,864</u>
<b>Resources Expended</b>					
Direct Charitable Expenditure	64,925	-	-	<b>64,925</b>	55,914
Management & Administration	29,635	356	-	<b>29,991</b>	29,599
Total Resources Expended	<u>94,560</u>	<u>356</u>	<u>-</u>	<u>94,916</u>	<u>85,513</u>
<b>Net Incoming/(Outgoing) Resources before Transfers</b>	<u>7,746</u>	<u>(227)</u>	<u>-</u>	<u>7,519</u>	<u>10,351</u>
Transfers Between Funds			-	-	-
<b>Net Incoming/(Outgoing) Resources for the Year</b>	<u>7,746</u>	<u>(227)</u>	<u>-</u>	<u>7,519</u>	<u>10,351</u>
<b>Other Recognised Gains &amp; Losses</b>					
Unrealised Gains/(Losses) on Investments	9,733	12,599	2,009	<b>24,341</b>	(8,633)
<b>Net Movement in Funds</b>	<u>17,479</u>	<u>12,372</u>	<u>2,009</u>	<u>31,860</u>	<u>1,718</u>
<b>Fund Balances B/Fwd</b>	413,024	80,240	22,576	<b>515,840</b>	514,122
<b>Fund Balances C/Fwd</b>	<u>430,503</u>	<u>92,612</u>	<u>24,585</u>	<u>547,700</u>	<u>515,840</u>


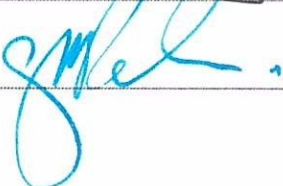
Balance Sheet as at 6th February 2025

	Notes	Unrestricted £	2025 Restricted £	Endowment £	Total 2025 £	Total 2024 £
<b>Fixed Assets</b>						
Tangible Assets	2	282,406			<b>282,406</b>	282,008
Investments	3	104,986	92,339	24,585	<b>221,910</b>	197,569
		<u>387,392</u>	<u>92,339</u>	<u>24,585</u>	<b>504,316</b>	479,577
<b>Current Assets</b>						
Debtors	4	1,996			<b>1,997</b>	2,693
Cash at Bank & In Hand	5	45,060	320		<b>45,380</b>	37,361
		<u>47,056</u>	<u>320</u>	<u>-</u>	<b>47,377</b>	40,054
<b>Creditors</b> -Amounts falling due within one year	6	<u>(3,993)</u>	<u>-</u>	<u>-</u>	<b>(3,993)</b>	(3,791)
<b>Net Current Assets</b>		<u>43,063</u>	<u>320</u>	<u>-</u>	<b>43,384</b>	36,263
<b>Total Assets less Current Liabilities</b>		<u>430,455</u>	<u>92,659</u>	<u>24,585</u>	<b>547,700</b>	515,840
<b>Funds of the Charity</b>						
Fund balances B/fwd		412,977	80,287	22,576	<b>515,840</b>	514,122
Net movement in the year		17,479	12,372	2,009	<b>31,860</b>	1,718
Fund balances C/fwd		<u>430,455</u>	<u>92,659</u>	<u>24,585</u>	<b>547,700</b>	515,840

The notes on pages 6a to c form part of these accounts.

Approved by the Trustees on

23rd September 2025

  
 \_\_\_\_\_ Trustee  
  
 \_\_\_\_\_ Trustee

**Notes to the Financial Statements for the year ended 6th February 2025**

**1. Accounting Policies**

The financial statements have been prepared in accordance with applicable accounting standards, SORP 2015, and the Charities Act 2011.

**a) Accounting Convention**

The financial statements are prepared under the Historical Cost Convention as modified to include the revaluation of investments.

**b) Income**

Income represents payments collected from residents of Goodly Dale Cottages and Investment Income receivable.

**c) Investments**

Investments in Unit Trusts are included on the Balance Sheet at their market value at the year end. The difference between their market value and their original cost are transferred to the accumulated funds as a reserve movement.

**d) Depreciation**

Depreciation is calculated to write off the cost of assets over their estimated useful life. Plant and Machinery are depreciated at a rate of 15% on a reducing balance basis. No depreciation is charged on freehold land. Freehold buildings are depreciated to write off the cost less estimated residual value over their remaining useful lives by equal instalments. Where buildings are maintained to such a standard that their estimated residual value is not less than their cost, no depreciation is charged.

**e) Cash Flow Statement**

The Charity has adopted Financial Reporting Standard No. 1 (Cash Flow Statements) and has taken advantage of the exemption available to small charities not to prepare one.

Notes to the Financial Statements for the year ended 6th February 20252. Tangible Fixed Assets

	Land & Buildings	Plant & Machinery	Total
	£	£	£
<u>Cost</u>			
As at 7th February 2024	280,103	6,901	287,004
Additions	-	249	249
Disposals	-	(2,617)	(2,617)
As at 6th February 2025	<u>280,103</u>	<u>4,533</u>	<u>284,636</u>
<u>Depreciation</u>			
As at 7th February 2024	-	4,996	4,996
Charge for the year	-	(227)	(227)
Eliminated on Disposals	-	(2,539)	(2,539)
As at 6th February 2025	<u>-</u>	<u>2,230</u>	<u>2,230</u>
Net Book Value at 6th February 2025	<u>280,103</u>	<u>2,303</u>	<u>282,406</u>
Net Book Value at 6th February 2024	<u>280,103</u>	<u>1,905</u>	<u>282,008</u>

The Land & Buildings are valued for insurance purposes at £5,016,832

3. Fixed Asset Investments

	2025	2024
<u>Unit Trusts listed on the UK stock exchange</u>		
	£	£
Market Value at 7th February 2024	197,569	206,202
Additions at cost	-	-
Disposals	-	-
Revaluation	24,341	(8,633)
Market Value at 6th February 2025	<u>221,910</u>	<u>197,569</u>

4. Debtors

	2025	2024
	£	£
Prepayments and Accrued Income	1,996	2,693
	<u>1,996</u>	<u>2,693</u>

Notes to the Financial Statements for the year ended 6th February 20255. Cash at Bank and in Hand

	2025	2024
	£	£
Current Account	18,807	15,651
Savings Account	26,506	21,627
Cash in hand	68	83
	<u>45,380</u>	<u>37,361</u>

6. Creditors

	2025	2024
	£	£
Accountancy Fees	2,076	1,980
Heat & Light	1,679	1,679
PAYE	126	97
Payroll Processing	30	30
Bank Charges	5	5
Nest pension	77	-
	<u>3,993</u>	<u>3,791</u>

7. Trustees Indemnity Insurance

During the year Trustees Indemnity insurance was paid by the charity, amounting to £291.

8. Restricted Funds

	Social Fund	Extraordinary Repair Fund	Total
Income from Fundraising	129	-	129
Expenditure	356	-	356
Net Movement before Transfers	<u>(227)</u>	<u>-</u>	<u>(227)</u>
Gains on investments	-	12,599	12,599
Transfer to General Fund	-	-	-
Fund Balances Brought Forward	547	79,740	80,287
Fund Balances Carried Forward	<u>320</u>	<u>92,339</u>	<u>92,659</u>

Notes to the Financial Statements for the year ended 6th February 20259. Detailed Income & Expenditure Account

	Notes	2025		2024	
		£	£	£	£
<b><u>INCOME</u></b>					
Residents Payments			95,153		89,633
Guest Room			490		440
Investment Income			5,784		5,575
Interest Received			880		127
Fundraising - Social Fund			129		89
			<u>102,435</u>		<u>95,864</u>
<b><u>EXPENDITURE</u></b>					
<b>Property Expenses :</b>					
Electricity		2,460		2,816	
Gas		11,837		11,891	
Insurance		3,341		3,348	
<b>Repairs &amp; Maintenance :</b>					
Routine Repairs		13,470		12,721	
Lifeline		1,905		1,762	
<b>Telephone</b>		<u>797</u>		<u>751</u>	
			(33,811)		(33,288)
<b>Staff Costs</b>					
Gross Salaries		22,008		21,017	
Employers National Insurance		-		-	
Pension		287		241	
Council Tax		2,248		2,148	
Water Rates		<u>423</u>		<u>386</u>	
			(24,966)		(23,791)
<b>Other Expenses</b>					
Accountancy & Independent Examination Fees		2,136		1,980	
Christmas Gifts & Outings		830		1,343	
Social Fund		356		326	
Sundry Expenses		431		412	
Postage & Stationery		257		410	
Professional Fees		360		360	
Trustees Insurance		291		291	
Subscriptions		452		278	
Bank Charges		62		71	
Depreciation		<u>(227)</u>		<u>336</u>	
			(4,947)		(5,808)
<b>Loss on Equipment Disposals</b>			(78)		-
<b>Excess of Income over Expenditure before Exceptional Expenditure</b>			<u>38,634</u>		<u>32,977</u>
<b>Exceptional Maintenance</b>	10		(31,115)		(22,626)
<b>Net Surplus</b>			<u>7,519</u>		<u>10,351</u>
Reserves B/F			515,840		514,122
Revaluation of Investments			24,341		(8,633)
<b>Reserves C/F</b>			<u>547,700</u>		<u>515,840</u>

**Notes to the Financial Statements for the year ended 6th February 2025**

**10. Exceptional Maintenance**

New window at No 14 GD	2,076
New french window No 9 GD	1,499
New windows No 1-8 GD	9,838
Gutter repair No 4 GD	2,088
Outside painting 9-12 GD	1,995
Complete refurb 15 GD	9,453
New boiler 11 GD	3,470
Roof repair 10 GD	696
	<hr/>
	<b>31,115</b>
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**THE GOODLY DALE COTTAGE HOMES**

England & Wales - Charity number 247105

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# Accounts

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GOODLY DALE COTTAGE HOMES

FINANCIAL STATEMENTS

FOR THE YEAR ENDED

6th FEBRUARY 2024

**GOODLY DALE COTTAGE HOMES**

**Financial Statements for the Year Ended 6th February 2024**

**Contents**

- 1a. & b. Trustees Report
- 2. Independent Examiners Report
- 3. Statement of Financial Activities
- 4. Balance Sheet
- 5a. to e. Notes to the Financial Statements

## GOODLY DALE COTTAGE HOMES

1a.

### Trustees Annual Report for the Year Ended 6th February 2024

#### Constitution

1. The Charity known as Goodly Dale Cottage Homes (regulated by a conveyance dated 6th February 1931).
2. The Charity known as Goodly Dale Cottage Homes Endowment Fund (regulated by Trust Deed dated 6th February 1931).
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There are 20 homes, a Scheme Manager's house and communal room and guest bedroom.

#### Administrative Details

<b>Charity Number :</b>	247105
<b>Address of Homes run by Charity:</b>	Goodly Dale, Windermere.
<b>Clerk to the Trustees &amp; Scheme Manager:</b>	Mrs R Lidiard-Burr 14 Goodly Dale Windermere LA23 2JB
<b>Independent Examiner</b>	Mrs J V Beckett Taylor, Robertson & Willett Ltd, 95 King Street Lancaster LA1 1RH

**Trustees Annual Report for the Year Ended 6th February 2024**

**Trustees**

**Trustees who served during the year :**

Mr W. Smith  
Mrs E. Lidiard  
Mr R Pow  
Mr J B Parker  
Mr W Clark

**Appointment**

The body of the Trustees shall consist when complete of seven competent persons nominated from within the local community and approved as suitable by existing trustees.

**Remuneration & Expenses**

Mr R Pow was reimbursed £421 for expenses during the year.

**Reserves Policy**

Reserves are held to meet future exceptional property repair costs and to supplement the annual income.

Our policy is to hold our investment in exempt unit trusts. The majority of the equity funds are held in M&G Charifund income units and Black Rock Charishare, and the fixed interest funds in Black Rock Charinco. Their performance is kept under review and is regarded as satisfactory.

**Risks**

The trustees have reviewed the major risks to which the trust has been and is exposed and established systems to mitigate those risks.

**Public Benefit**

The trustees have considered the guidance published by the Charity Commission in relation to public benefit and confirm that they adhere to this guidance.

The trustees believe that the charity's objectives and activities ensure that it assists beneficiaries within the Windermere area.

Signed

  
..... Trustee

24th September 2024  
..... Date

**Independent Examiners' Report to the trustees of Goodly Dale Cottage Homes**

I report to the trustees on my examination of the accounts of the charity for the year ended 6th February 2024 which are set out on pages 3 to 5.

**Responsibilities and Basis of Report**

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

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

**Independent Examiners' Statement**

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

1. accounting records were not kept in respect of the charity as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
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I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

*JV Beckett*

Jennifer Victoria Beckett FCCA  
Taylor Robertson & Willett Ltd  
95 King Street  
Lancaster  
LA1 1RH

Date 24. 9. 24

Statement of Financial Activities for the year ended 6th February 2024


	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	Total 2024 £	Total 2023 £
<b>Incoming Resources</b>					
Income from Residents	89,633	-	-	<b>89,633</b>	83,736
Guest Room	440	-	-	<b>440</b>	650
Fundraising	-	89	-	<b>89</b>	205
Investment Income	5,575	-	-	<b>5,575</b>	5,428
Interest received	127	-	-	<b>127</b>	-
Total Incoming Resources	<u>95,775</u>	<u>89</u>	<u>-</u>	<u>95,864</u>	<u>90,019</u>
<b>Resources Expended</b>					
Direct Charitable Expenditure	55,914	-	-	<b>55,914</b>	87,942
Management & Administration	29,273	326	-	<b>29,599</b>	25,968
Total Resources Expended	<u>85,187</u>	<u>326</u>	<u>-</u>	<u>85,513</u>	<u>113,910</u>
<b>Net Incoming/(Outgoing) Resources before Transfers</b>					
	<u>10,588</u>	<u>(237)</u>	<u>-</u>	<u>10,351</u>	<u>(23,891)</u>
Transfers Between Funds			-	-	-
<b>Net Incoming/(Outgoing) Resources for the Year</b>					
	<u>10,588</u>	<u>(237)</u>	<u>-</u>	<u>10,351</u>	<u>(23,891)</u>
<b>Other Recognised Gains &amp; Losses</b>					
Unrealised Gains/(Losses) on Investments	(6,211)	(927)	(1,495)	<b>(8,633)</b>	1,768
<b>Net Movement in Funds</b>					
	<u>4,377</u>	<u>(1,164)</u>	<u>(1,495)</u>	<u>1,718</u>	<u>(22,123)</u>
Fund Balances B/Fwd	408,647	81,404	24,071	<b>514,122</b>	536,245
Fund Balances C/Fwd	<u>413,024</u>	<u>80,240</u>	<u>22,576</u>	<u>515,840</u>	<u>514,122</u>

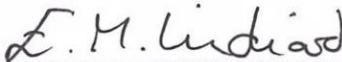
Balance Sheet as at 6th February 2024

	Notes	Unrestricted £	2024 Restricted £	Endowment £	Total 2024 £	Total 2023 £
<b>Fixed Assets</b>						
Tangible Assets	2	282,008			282,008	282,344
Investments	3	95,253	79,740	22,576	197,569	206,202
		377,261	79,740	22,576	479,577	488,546
<b>Current Assets</b>						
Debtors	4	2,693			2,693	3,963
Cash at Bank & In Hand	5	37,361			37,361	25,350
		40,054	-	-	40,054	29,313
<b>Creditors</b> -Amounts falling due within one year	6	(3,791)	-	-	(3,791)	(3,737)
<b>Net Current Assets</b>		36,263	-	-	36,263	25,576
<b>Total Assets less Current Liabilities</b>		413,524	79,740	22,576	515,840	514,122
<b>Funds of the Charity</b>						
Fund balances B/fwd		408,647	81,404	24,071	514,122	536,245
Net movement in the year		4,377	(1,164)	(1,495)	1,718	(22,123)
Fund balances C/fwd		413,024	80,240	22,576	515,840	514,122
					0	

The notes on pages 6a to c form part of these accounts.

Approved by the Trustees on

  
 ..... Trustee

  
 ..... Trustee

**Notes to the Financial Statements for the year ended 6th February 2024**

**1. Accounting Policies**

The financial statements have been prepared in accordance with applicable accounting standards, SORP 2015, and the Charities Act 2011.

**a) Accounting Convention**

The financial statements are prepared under the Historical Cost Convention as modified to include the revaluation of investments.

**b) Income**

Income represents payments collected from residents of Goodly Dale Cottages and Investment Income receivable.

**c) Investments**

Investments in Unit Trusts are included on the Balance Sheet at their market value at the year end. The difference between their market value and their original cost are transferred to the accumulated funds as a reserve movement.

**d) Depreciation**

Depreciation is calculated to write off the cost of assets over their estimated useful life. Plant and Machinery are depreciated at a rate of 15% on a reducing balance basis. No depreciation is charged on freehold land. Freehold buildings are depreciated to write off the cost less estimated residual value over their remaining useful lives by equal instalments. Where buildings are maintained to such a standard that their estimated residual value is not less than their cost, no depreciation is charged.

**e) Cash Flow Statement**

The Charity has adopted Financial Reporting Standard No. 1 (Cash Flow Statements) and has taken advantage of the exemption available to small charities not to prepare one.

Notes to the Financial Statements for the year ended 6th February 20242. Tangible Fixed Assets

	Land & Buildings	Plant & Machinery	Total
	£	£	£
<u>Cost</u>			
As at 7th February 2023	280,103	6,901	287,004
Additions	-	-	-
Disposals	-	-	-
As at 6th February 2024	<u>280,103</u>	<u>6,901</u>	<u>287,004</u>
<u>Depreciation</u>			
As at 7th February 2023	-	4,660	4,660
Charge for the year	-	336	336
As at 6th February 2024	<u>-</u>	<u>4,996</u>	<u>4,996</u>
Net Book Value at 6th February 2024	<u>280,103</u>	<u>1,905</u>	<u>282,008</u>
Net Book Value at 6th February 2023	<u>280,103</u>	<u>2,241</u>	<u>282,344</u>

The Land & Buildings are valued for insurance purposes at £3,815,599

3. Fixed Asset Investments

	2024	2023
	£	£
<u>Unit Trusts listed on the UK stock exchange</u>		
Market Value at 7th February 2023	206,202	227,330
Additions at cost	-	-
Disposals	-	(22,896)
Revaluation	(8,633)	1,768
Market Value at 6th February 2024	<u>197,569</u>	<u>206,202</u>

4. Debtors

	2024	2023
	£	£
SMP refundable	-	2,234
Prepayments and Accrued Income	2,693	1,729
	<u>2,693</u>	<u>3,963</u>

Notes to the Financial Statements for the year ended 6th February 20245. Cash at Bank and in Hand

	2024	2023
	£	£
Current Account	15,651	25,265
Savings Account	21,627	-
Cash in hand	83	85
	<u>37,361</u>	<u>25,350</u>

6. Creditors

	2024	2023
	£	£
Accountancy Fees	1,980	1,920
Heat & Light	1,679	1,787
PAYE	97	-
Payroll Processing	30	30
Bank Charges	5	-
	<u>3,791</u>	<u>3,737</u>

7. Trustees Indemnity Insurance

During the year Trustees Indemnity insurance was paid by the charity, amounting to £291.

8. Restricted Funds

	Social Fund	Extraordinary Repair Fund	Total
Income from Fundraising	89	-	89
Expenditure	326	-	326
Net Movement before Transfers	<u>(237)</u>	<u>-</u>	<u>(237)</u>
Losses on investments	-	(927)	(927)
Transfer to General Fund	-	-	-
Fund Balances Brought Forward	737	80,667	81,404
Fund Balances Carried Forward	<u>500</u>	<u>79,740</u>	<u>80,240</u>

Notes to the Financial Statements for the year ended 6th February 20249. Detailed Income & Expenditure Account

	Notes	2024		2023	
		£	£	£	£
<b>INCOME</b>					
Residents Payments			89,633		83,736
Guest Room			440		650
Investment Income			5,575		5,428
Interest Received			127		-
Fundraising - Social Fund			89		205
			<u>95,864</u>		<u>90,019</u>
<b>EXPENDITURE</b>					
<b>Property Expenses :</b>					
Electricity		2,816		3,089	
Gas		11,891		12,277	
Insurance		3,348		2,932	
<b>Repairs &amp; Maintenance :</b>					
Routine Repairs		12,721		8,940	
Lifeline		1,762		1,714	
Telephone		<u>751</u>		<u>686</u>	
			(33,288)		(29,638)
<b>Staff Costs</b>					
Gross Salaries		21,017		18,100	
Employers National Insurance		-		-	
Pension		241		217	
Council Tax		2,148		2,044	
Water Rates		<u>386</u>		<u>361</u>	
			(23,791)		(20,722)
<b>Other Expenses</b>					
Accountancy & Independent Examination Fees		1,980		1,920	
Christmas Gifts & Outings		1,343		1,070	
Social Fund		326		98	
Sundry Expenses		412		507	
Postage & Stationery		410		210	
Professional Fees		360		354	
Trustees Insurance		291		291	
Subscriptions		278		344	
Bank Charges		71		57	
Depreciation		<u>336</u>		<u>395</u>	
			(5,808)		(5,246)
<b>Excess of Income over Expenditure before Exceptional Expenditure</b>			<u>32,977</u>		<u>34,413</u>
Exceptional Maintenance	10		(22,626)		(58,304)
<b>Net Surplus / (Deficit)</b>			<u>10,351</u>		<u>(23,891)</u>
Reserves B/F			514,122		536,245
Revaluation of Investments			(8,633)		1,768
<b>Reserves C/F</b>			<u>515,840</u>		<u>514,122</u>

**GOODLY DALE COTTAGE HOMES**

5e.

**Notes to the Financial Statements for the year ended 6th February 2024**

10. **Exceptional Maintenance**

Painting & electric update at No 3	1,715
New boiler at No 3	3,931
Painting & electrical maintenance at No 4	2,600
New boiler at No 4	4,726
Windows at Dale End	9,654
	<hr/>
	22,626
	<hr/>

**THE GOODLY DALE COTTAGE HOMES**

England & Wales - Charity number 247105

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# Accounts

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**GOODLY DALE COTTAGE HOMES**

**FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED**

**6th FEBRUARY 2023**

# **GOODLY DALE COTTAGE HOMES**

## **Financial Statements for the Year Ended 6th February 2023**

### **Contents**

- 1a. & b. Trustees Report
- 2. Independent Examiners Report
- 3. Statement of Financial Activities
- 4. Balance Sheet
- 5a. to e. Notes to the Financial Statements

**Trustees Annual Report for the Year Ended 6th February 2023**

**Constitution**

1. The Charity known as Goodly Dale Cottage Homes (regulated by a conveyance dated 6th February 1931).
2. The Charity known as Goodly Dale Cottage Homes Endowment Fund (regulated by Trust Deed dated 6th February 1931).
3. The Charity of Thomas William Pattinson for Goodly Dale Cottage Homes founded by Will proved on 18th April 1939.

The above mentioned Charities are regulated by a scheme of the Charities Commissioners sealed on 14th October 1970 and a scheme sealed on 24th June 1999.

The purpose of the Goodly Dale Cottage Homes is " to provide accomodation for poor persons of good character each of whom shall not be less than 60 years of age (or 50 if disabled), and shall have been born or lived for 10 of the last 30 years in Windermere and Ambleside Urban Districts, Undermillbeck, Troutbeck and Applethwaite . If the Trustees cannot find suitable beneficiaries born in Windermere, Ambleside, Undermillbeck, Troutbeck and Applethwaite then beneficiaries can be suitable persons born in Langdale, Grasmere, Rydal, Skelwith, Hugill, Kentmere, Over Stavely, Nether Stavely or Crook."

There are 20 homes, a Warden's house and communal room and guest bedroom.

**Administrative Details**

<b>Charity Number :</b>	247105
<b>Address of Homes run by Charity:</b>	Goodly Dale, Windermere.
<b>Warden:</b>	Mrs R Lidiard-Burr 14 Goodly Dale Windermere LA23 2JB
<b>Independent Examiner</b>	Mr N M Slater Taylor, Robertson & Willett Ltd, 95 King Street Lancaster LA1 1RH

**Trustees Annual Report for the Year Ended 6th February 2023**

**Trustees**

**Trustees who served during the year :**

Mr W. Smith  
Mrs E. Lidiard  
Miss G Nicholson - resigned 11/7/22  
Mr R Pow  
Mr J B Parker  
Mr W Clark

**Appointment**

The body of the Trustees shall consist when complete of seven competent persons nominated from within the local community and approved as suitable by existing trustees.

**Remuneration & Expenses**

Mr R Pow was reimbursed £242 for expenses during the year.

**Reserves Policy**

Reserves are held to meet future exceptional property repair costs and to supplement the annual income.

Our policy is to hold our investment in exempt unit trusts. The majority of the equity funds are held in M&G Charifund income units and Black Rock Charishare, and the fixed interest funds in Black Rock Charinco. Their performance is kept under review and is regarded as satisfactory.

**Risks**

The trustees have reviewed the major risks to which the trust has been and is exposed and established systems to mitigate those risks.

**Public Benefit**

The trustees have considered the guidance published by the Charity Commission in relation to public benefit and confirm that they adhere to this guidance.

The trustees believe that the charity's objectives and activities ensure that it assists beneficiaries within the Windermere area.

Signed

*E. R. Lidiard* Trustee  
12<sup>th</sup> June 2023 Date

**Independent Examiners' Report to the trustees of Goodly Dale Cottage Homes**

I report to the trustees on my examination of the accounts of the charity for the year ended 6th February 2023 which are set out on pages 3 to 5.

**Responsibilities and Basis of Report**

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

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

**Independent Examiners' Statement**

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

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

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



Neil Martin Slater FCCA  
Taylor Robertson & Willett Ltd  
95 King Street  
Lancaster  
LA1 1RH

Date

12/6/23

**Statement of Financial Activities for the year ended 6th February 2023**

	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	<b>Total 2023 £</b>	Total 2022 £
<b>Incoming Resources</b>					
Income from Residents	83,736	-	-	<b>83,736</b>	79,996
Guest Room	650			<b>650</b>	190
Fundraising	-	205	-	<b>205</b>	337
Investment Income	5,428	-	-	<b>5,428</b>	4,833
<b>Total Incoming Resources</b>	<b>89,814</b>	<b>205</b>	<b>-</b>	<b>90,019</b>	<b>85,356</b>
<b>Resources Expended</b>					
Direct Charitable Expenditure	87,942		-	<b>87,942</b>	56,652
Management & Administration	25,870	98	-	<b>25,968</b>	29,414
<b>Total Resources Expended</b>	<b>113,812</b>	<b>98</b>	<b>-</b>	<b>113,910</b>	<b>86,066</b>
<b>Net Incoming/(Outgoing) Resources before Transfers</b>					
	<b>(23,998)</b>	<b>107</b>	<b>-</b>	<b>(23,891)</b>	<b>(710)</b>
Transfers Between Funds	22,896	(22,896)	-	-	-
<b>Net Incoming/(Outgoing) Resources for the Year</b>					
	<b>(1,102)</b>	<b>(22,789)</b>	<b>-</b>	<b>(23,891)</b>	<b>(710)</b>
<b>Other Recognised Gains &amp; Losses</b>					
Unrealised Gains/(Losses) on Investments	(949)	3,434	(717)	<b>1,768</b>	21,041
<b>Net Movement in Funds</b>	<b>(2,051)</b>	<b>(19,355)</b>	<b>(717)</b>	<b>(22,123)</b>	<b>20,331</b>
<b>Fund Balances B/Fwd</b>	<b>410,698</b>	<b>100,759</b>	<b>24,788</b>	<b>536,245</b>	<b>515,914</b>
<b>Fund Balances C/Fwd</b>	<b>408,647</b>	<b>81,404</b>	<b>24,071</b>	<b>514,122</b>	<b>536,245</b>

**GOODLY DALE COTTAGE HOMES**

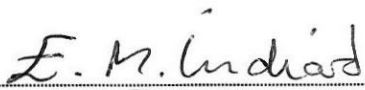
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**Balance Sheet as at 6th February 2023**

	Notes	Unrestricted £	2023 Restricted £	Endowment £	Total 2023 £	Total 2022 £
<b>Fixed Assets</b>						
Tangible Assets	2	282,344			<b>282,344</b>	281,875
Investments	3	101,464	80,667	24,071	<b>206,202</b>	227,330
		<u>383,808</u>	<u>80,667</u>	<u>24,071</u>	<b>488,546</b>	509,205
<b>Current Assets</b>						
Debtors	4	3,963			<b>3,963</b>	1,698
Cash at Bank & In Hand	5	24,613	737		<b>25,350</b>	29,442
		<u>28,576</u>	<u>737</u>	-	<b>29,313</b>	31,140
<b>Creditors -Amounts falling due within one year</b>	6	<u>(3,737)</u>	-	-	<b>(3,737)</b>	(4,100)
<b>Net Current Assets</b>		<u>24,839</u>	<u>737</u>	-	<b>25,576</b>	27,040
<b>Total Assets less Current Liabilities</b>		<u>408,647</u>	<u>81,404</u>	<u>24,071</u>	<b>514,122</b>	536,245
<b>Funds of the Charity</b>						
Fund balances B/fwd		410,698	100,759	24,788	<b>536,245</b>	515,914
Net movement in the year		(2,051)	(19,355)	(717)	<b>(22,123)</b>	20,331
Fund balances C/fwd		<u>408,647</u>	<u>81,404</u>	<u>24,071</u>	<b>514,122</b>	536,245

The notes on pages 6a to c form part of these accounts.

Approved by the Trustees on 12th June 2023

  
 ..... Trustee

  
 ..... Trustee

**Notes to the Financial Statements for the year ended 6th February 2023**

**1. Accounting Policies**

The financial statements have been prepared in accordance with applicable accounting standards, SORP 2015, and the Charities Act 2011.

**a) Accounting Convention**

The financial statements are prepared under the Historical Cost Convention as modified to include the revaluation of investments.

**b) Income**

Income represents payments collected from residents of Goodly Dale Cottages and Investment Income receivable.

**c) Investments**

Investments in Unit Trusts are included on the Balance Sheet at their market value at the year end. The difference between their market value and their original cost are transferred to the accumulated funds as a reserve movement.

**d) Depreciation**

Depreciation is calculated to write off the cost of assets over their estimated useful life. Plant and Machinery are depreciated at a rate of 15% on a reducing balance basis. No depreciation is charged on freehold land. Freehold buildings are depreciated to write off the cost less estimated residual value over their remaining useful lives by equal instalments. Where buildings are maintained to such a standard that their estimated residual value is not less than their cost, no depreciation is charged.

**e) Cash Flow Statement**

The Charity has adopted Financial Reporting Standard No. 1 (Cash Flow Statements) and has taken advantage of the exemption available to small charities not to prepare one.

**Notes to the Financial Statements for the year ended 6th February 2023****2. Tangible Fixed Assets**

	Land & Buildings	Plant & Machinery	Total
	£	£	£
<u>Cost</u>			
As at 7th February 2022	280,103	6,037	286,140
Additions	-	864	864
Disposals	-	-	-
As at 6th February 2023	<u>280,103</u>	<u>6,901</u>	<u>287,004</u>
<u>Depreciation</u>			
As at 7th February 2022	-	4,265	4,265
Charge for the year	-	395	395
As at 6th February 2023	<u>-</u>	<u>4,660</u>	<u>4,660</u>
Net Book Value at 6th February 2023	<u>280,103</u>	<u>2,241</u>	<u>282,344</u>
Net Book Value at 6th February 2022	<u>280,103</u>	<u>1,772</u>	<u>281,875</u>

The Land & Buildings are valued for insurance purposes at £3,815,599

**3. Fixed Asset Investments**

	2023	2022
	£	£
<u>Unit Trusts listed on the UK stock exchange</u>		
Market Value at 7th February 2022	227,330	206,289
Additions at cost	-	-
Disposals	(22,896)	-
Revaluation	1,768	21,041
Market Value at 6th February 2023	<u>206,202</u>	<u>227,330</u>

**4. Debtors**

	2023	2022
	£	£
SMP refundable	2,234	-
Prepayments and Accrued Income	1,729	1,698
	<u>3,963</u>	<u>1,698</u>

**Notes to the Financial Statements for the year ended 6th February 2023****5. Cash at Bank and in Hand**

	<b>2023</b>	<b>2022</b>
	£	£
Current Account	25,265	29,384
Cash in hand	85	58
	<u>25,350</u>	<u>29,442</u>

**6. Creditors**

	<b>2023</b>	<b>2022</b>
	£	£
Maintenance	-	548
Accountancy Fees	1,920	1,800
Heat & Light	1,787	1,673
PAYE	-	46
Payroll Processing	30	27
Bank Charges	-	6
	<u>3,737</u>	<u>4,100</u>

**7. Trustees Indemnity Insurance**

During the year Trustees Indemnity insurance was paid by the charity, amounting to £291.

**8. Restricted Funds**

	Social Fund	Extraordinary Repair Fund	<b>Total</b>
Income from Fundraising	205	-	205
Expenditure	98	-	98
Net Movement before Transfers	<u>107</u>	<u>-</u>	<u>107</u>
Gains on investments	-	3,434	3,434
Transfer to General Fund	-	(22,896)	(22,896)
Fund Balances Brought Forward	630	100,129	100,759
Fund Balances Carried Forward	<u>737</u>	<u>80,667</u>	<u>81,404</u>

**Notes to the Financial Statements for the year ended 6th February 2023****9. Detailed Income & Expenditure Account**

	Notes	2023		2022	
		£	£	£	£
<b>INCOME</b>					
Residents Payments			83,736		79,996
Guest Room			650		190
Investment Income			5,428		4,833
Fundraising -	Garden Party Grant		-		300
	Social Fund		205		37
			<u>90,019</u>		<u>85,356</u>
<b>EXPENDITURE</b>					
<b>Property Expenses :</b>					
Electricity		3,089		1,671	
Gas		12,277		13,245	
Insurance		2,932		2,756	
<b>Repairs &amp; Maintenance :</b>					
Routine Repairs		8,940		8,593	
Lifeline		1,714		1,714	
<b>Telephone</b>		<u>686</u>		<u>650</u>	
			(29,638)		(28,629)
<b>Staff Costs</b>					
Gross Salaries		18,100		19,357	
Employers National Insurance		-		-	
Pension		217		182	
Council Tax		2,044		1,999	
Water Rates		<u>361</u>		<u>363</u>	
			(20,722)		(21,901)
<b>Other Expenses</b>					
Accountancy & Independent Examination Fees		1,920		1,800	
Christmas Gifts & Outings		1,070		1,137	
Social Fund		98		471	
Sundry Expenses		507		1,184	
Postage & Stationery		210		324	
Professional Fees		354		1,044	
Trustees Insurance		291		291	
Subscriptions		344		340	
Bank Charges		57		17	
Depreciation		<u>395</u>		<u>905</u>	
			(5,246)		(7,513)
<b>Excess of Income over Expenditure before Exceptional Expenditure</b>			<u>34,413</u>		<u>27,313</u>
<b>Exceptional Maintenance</b>	10		(58,304)		(28,023)
<b>Net Surplus / (Deficit)</b>			<u>(23,891)</u>		<u>(710)</u>
Reserves B/F			536,245		515,914
Revaluation of Investments			1,768		21,041
<b>Reserves C/F</b>			<u>514,122</u>		<u>536,245</u>

**Notes to the Financial Statements for the year ended 6th February 2023**

**10. Exceptional Maintenance**

Refurbish No 6 GD	1,365
Refurbish No 1 DE	4,379
New heating 1 DE	4,200
Re roof No 14 & communal area	26,400
Re roof 15 & 16	21,960
	<u>58,304</u>

The re roofing of 15 & 16 was due to be carried out in the following year, but was brought forward to avoid an increase in the cost of materials.

**THE GOODLY DALE COTTAGE HOMES**

England & Wales - Charity number 247105

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# Accounts

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**GOODLY DALE COTTAGE HOMES**

**FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED**

**6th FEBRUARY 2022**

# **GOODLY DALE COTTAGE HOMES**

## **Financial Statements for the Year Ended 6th February 2022**

### **Contents**

- 1a. & b. Trustees Report
- 2. Independent Examiners Report
- 3. Statement of Financial Activities
- 4. Balance Sheet
- 5a. to e. Notes to the Financial Statements

## **GOODLY DALE COTTAGE HOMES**

1a.

### **Trustees Annual Report for the Year Ended 6th February 2022**

#### **Constitution**

1. The Charity known as Goodly Dale Cottage Homes (regulated by a conveyance dated 6th February 1931).
2. The Charity known as Goodly Dale Cottage Homes Endowment Fund (regulated by Trust Deed dated 6th February 1931).
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There are 20 homes, a Warden's house and communal room and guest bedroom.

#### **Administrative Details**

<b>Charity Number :</b>	247105
<b>Address of Homes run by Charity:</b>	Goodly Dale, Windermere.
<b>Warden:</b>	Mrs R Lidiard-Burr 14 Goodly Dale Windermere LA23 2JB
<b>Independent Examiner</b>	Mr N M Slater Taylor, Robertson & Willett Ltd, 95 King Street Lancaster LA1 1RH

**Trustees Annual Report for the Year Ended 6th February 2022**

**Trustees**

**Trustees who served during the year :**

Mr W. Smith  
Mrs E. Lidiard  
Miss G Nicholson  
Mr R Pow  
Mr J B Parker  
Mr W Clark  
Mr B Berry                      resigned 10/08/2021

**Appointment**

The body of the Trustees shall consist when complete of seven competent persons nominated from within the local community and approved as suitable by existing trustees.

**Remuneration & Expenses**

Mr R Pow was reimbursed £352 for expenses during the year.

**Reserves Policy**

Reserves are held to meet future exceptional property repair costs and to supplement the annual income.

Our policy is to hold our investment in exempt unit trusts. The majority of the equity funds are held in M&G Charifund income units and Black Rock Charishare, and the fixed interest funds in Black Rock Charinco. Their performance is kept under review and is regarded as satisfactory.

**Risks**

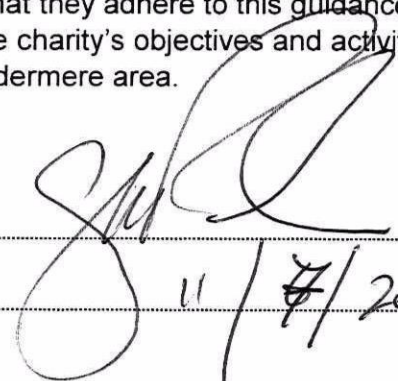
The trustees have reviewed the major risks to which the trust has been and is exposed and established systems to mitigate those risks.

**Public Benefit**

The trustees have considered the guidance published by the Charity Commission in relation to public benefit and confirm that they adhere to this guidance.

The trustees believe that the charity's objectives and activities ensure that it assists beneficiaries within the Windermere area.

Signed

  
..... Trustee  
..... 11 / 7 / 2022 Date

**Independent Examiners' Report to the trustees of Goodly Dale Cottage Homes**

I report to the trustees on my examination of the accounts of the charity for the year ended 6th February 2022 which are set out on pages 3 to 5.

**Responsibilities and Basis of Report**

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

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

**Independent Examiners' Statement**

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

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

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



Neil Martin Slater FCCA  
Taylor Robertson & Willett Ltd  
95 King Street  
Lancaster  
LA1 1RH

Date 11/7/22

**Statement of Financial Activities for the year ended 6th February 2022**

	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	<b>Total 2022 £</b>	Total 2021 £
<b>Incoming Resources</b>					
Income from Residents	79,996	-	-	<b>79,996</b>	77,486
Guest Room	190			<b>190</b>	50
Fundraising	300	37	-	<b>337</b>	59
Investment Income	4,833	-	-	<b>4,833</b>	4,558
<b>Total Incoming Resources</b>	<b>85,319</b>	<b>37</b>	<b>-</b>	<b>85,356</b>	<b>82,153</b>
<b>Resources Expended</b>					
Direct Charitable Expenditure	56,181	471	-	<b>56,652</b>	51,527
Management & Administration	29,414		-	<b>29,414</b>	26,607
<b>Total Resources Expended</b>	<b>85,595</b>	<b>471</b>	<b>-</b>	<b>86,066</b>	<b>78,134</b>
<b>Net Incoming/(Outgoing) Resources before Transfers</b>	<b>(276)</b>	<b>(434)</b>	<b>-</b>	<b>(710)</b>	<b>4,019</b>
Transfers Between Funds	-	-	-	-	-
<b>Net Incoming/(Outgoing) Resources for the Year</b>	<b>(276)</b>	<b>(434)</b>	<b>-</b>	<b>(710)</b>	<b>4,019</b>
<b>Other Recognised Gains &amp; Losses</b>					
Unrealised Gains/(Losses) on Investments	9,315	10,013	1,713	<b>21,041</b>	(17,468)
<b>Net Movement in Funds</b>	<b>9,039</b>	<b>9,579</b>	<b>1,713</b>	<b>20,331</b>	<b>(13,449)</b>
<b>Fund Balances B/Fwd</b>	<b>401,659</b>	<b>91,180</b>	<b>23,075</b>	<b>515,914</b>	<b>529,363</b>
<b>Fund Balances C/Fwd</b>	<b>410,698</b>	<b>100,759</b>	<b>24,788</b>	<b>536,245</b>	<b>515,914</b>

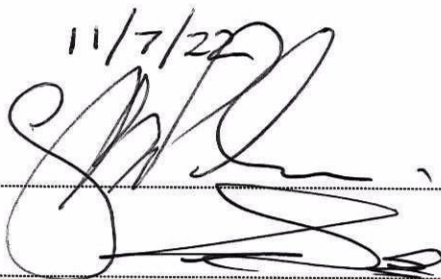
**Balance Sheet as at 6th February 2022**

	Notes	Unrestricted £	2022 Restricted £	Endowment £	Total 2022 £	Total 2021 £
<b>Fixed Assets</b>						
Tangible Assets	2	281,875			<b>281,875</b>	281,833
Investments	3	102,413	100,129	24,788	<b>227,330</b>	206,289
		<u>384,288</u>	<u>100,129</u>	<u>24,788</u>	<b>509,205</b>	488,122
<b>Current Assets</b>						
Debtors	4	1,698			<b>1,698</b>	1,668
Cash at Bank & In Hand	5	28,812	630		<b>29,442</b>	29,720
		<u>30,510</u>	<u>630</u>	-	<b>31,140</b>	31,388
<b>Creditors -Amounts falling due within one year</b>	6	<u>(4,100)</u>	-	-	<b>(4,100)</b>	(3,596)
<b>Net Current Assets</b>		<u>26,410</u>	<u>630</u>	-	<b>27,040</b>	27,792
<b>Total Assets less Current Liabilities</b>		<u>410,698</u>	<u>100,759</u>	<u>24,788</u>	<b>536,245</b>	515,914
<b>Funds of the Charity</b>						
Fund balances B/fwd		401,659	91,180	23,075	<b>515,914</b>	529,363
Net movement in the year		9,039	9,579	1,713	<b>20,331</b>	(13,449)
Fund balances C/fwd		<u>410,698</u>	<u>100,759</u>	<u>24,788</u>	<b>536,245</b>	515,914

The notes on pages 6a to c form part of these accounts.

Approved by the Trustees on

11/7/22



..... Trustee

..... Trustee

**Notes to the Financial Statements for the year ended 6th February 2022**

**1. Accounting Policies**

The financial statements have been prepared in accordance with applicable accounting standards, SORP 2015, and the Charities Act 2011.

**a) Accounting Convention**

The financial statements are prepared under the Historical Cost Convention as modified to include the revaluation of investments.

**b) Income**

Income represents payments collected from residents of Goodly Dale Cottages and Investment Income receivable.

**c) Investments**

Investments in Unit Trusts are included on the Balance Sheet at their market value at the year end. The difference between their market value and their original cost are transferred to the accumulated funds as a reserve movement.

**d) Depreciation**

Depreciation is calculated to write off the cost of assets over their estimated useful life. Plant and Machinery are depreciated at a rate of 15% on a reducing balance basis. No depreciation is charged on freehold land. Freehold buildings are depreciated to write off the cost less estimated residual value over their remaining useful lives by equal instalments. Where buildings are maintained to such a standard that their estimated residual value is not less than their cost, no depreciation is charged.

**e) Cash Flow Statement**

The Charity has adopted Financial Reporting Standard No. 1 (Cash Flow Statements) and has taken advantage of the exemption available to small charities not to prepare one.

**Notes to the Financial Statements for the year ended 6th February 2022****2. Tangible Fixed Assets**

	Land & Buildings	Plant & Machinery	Total
	£	£	£
<u>Cost</u>			
As at 7th February 2021	280,103	5,090	285,193
Additions	-	947	947
Disposals	-	-	-
As at 6th February 2022	<u>280,103</u>	<u>6,037</u>	<u>286,140</u>
<u>Depreciation</u>			
As at 7th February 2021	-	3,360	3,360
Charge for the year	-	905	905
As at 6th February 2022	<u>-</u>	<u>4,265</u>	<u>4,265</u>
Net Book Value at 6th February 2022	<u>280,103</u>	<u>1,772</u>	<u>281,875</u>
Net Book Value at 6th February 2021	<u>280,103</u>	<u>1,730</u>	<u>281,833</u>

The Land & Buildings are valued for insurance purposes at £3,815,599

**3. Fixed Asset Investments**

	2022	2021
	£	£
<u>Unit Trusts listed on the UK stock exchange</u>		
Market Value at 7th February 2021	206,289	223,757
Additions at cost	-	-
Disposals	-	-
Revaluation	21,041	(17,468)
Market Value at 6th February 2022	<u>227,330</u>	<u>206,289</u>

**4. Debtors**

	2022	2021
	£	£
Residents Payments Receivable	-	-
Prepayments and Accrued Income	1,698	1,668
	<u>1,698</u>	<u>1,668</u>

Notes to the Financial Statements for the year ended 6th February 20225. Cash at Bank and in Hand

	2022	2021
	£	£
Current Account	29,384	29,700
Cash in hand	58	20
	<u>29,442</u>	<u>29,720</u>

6. Creditors

	2022	2021
	£	£
Maintenance	548	-
Accountancy Fees	1,800	1,770
Heat & Light	1,673	1,750
PAYE	46	49
Payroll Processing	27	27
Bank Charges	6	-
	<u>4,100</u>	<u>3,596</u>

7. Trustees Indemnity Insurance

During the year Trustees Indemnity insurance was paid by the charity, amounting to £291.

8. Restricted Funds

	Social Fund	Extraordinary Repair Fund	Total
Income from Fundraising	37	-	37
Expenditure	471	-	471
Net Movement before Transfers	<u>(434)</u>	<u>-</u>	<u>(434)</u>
Gains on investments	-	10,013	10,013
Transfer to General Fund	-	-	-
Fund Balances Brought Forward	1,064	90,116	91,180
Fund Balances Carried Forward	<u>630</u>	<u>100,129</u>	<u>100,759</u>

**Notes to the Financial Statements for the year ended 6th February 2022****9. Detailed Income & Expenditure Account**

	Notes	2022		2021	
		£	£	£	£
<b><u>INCOME</u></b>					
Residents Payments			79,996		77,486
Guest Room			190		50
Investment Income			4,833		4,558
Fundraising -	Garden Party Grant		300		-
	Social Fund		37		59
			<u>85,356</u>		<u>82,153</u>
<b><u>EXPENDITURE</u></b>					
<b>Property Expenses :</b>					
Electricity		1,671		1,676	
Gas		13,245		13,406	
Insurance		2,756		2,662	
<b>Repairs &amp; Maintenance :</b>					
Routine Repairs		8,593		9,999	
Lifeline		1,714		1,714	
<b>Telephone</b>		<u>650</u>		<u>647</u>	
			(28,629)		(30,104)
<b>Staff Costs</b>					
Gross Salaries		19,357		18,441	
Employers National Insurance		-		-	
Pension		182		168	
Council Tax		1,999		1,927	
Water Rates		<u>363</u>		<u>366</u>	
			(21,901)		(20,902)
<b>Other Expenses</b>					
Accountancy & Independent Examination Fees		1,800		1,860	
Christmas Gifts & Outings		1,137		872	
Social Fund		471		49	
Sundry Expenses		1,184		818	
Postage & Stationery		324		401	
Professional Fees		1,044		324	
Trustees Insurance		291		291	
Subscriptions		340		326	
Bank Charges		17		-	
Depreciation		<u>905</u>		<u>764</u>	
			(7,513)		(5,705)
<b>Excess of Income over Expenditure before Exceptional Expenditure</b>			<u>27,313</u>		<u>25,442</u>
<b>Exceptional Maintenance</b>	10		(28,023)		(21,423)
<b>Net Surplus / (Deficit)</b>			<u>(710)</u>		<u>4,019</u>
Reserves B/F			515,914		529,363
Revaluation of Investments			21,041		(17,468)
<b>Reserves C/F</b>			<u>536,245</u>		<u>515,914</u>

**GOODLY DALE COTTAGE HOMES**

5e.

**Notes to the Financial Statements for the year ended 6th February 2022**

**10. Exceptional Maintenance**

Communal area pipe replacement	2,724
Boiler replacement	5,216
Tree removal	1,740
Sunny Holme window replacement	839
Re roof 11 & 12	17,504
	<hr/>
	28,023
	<hr/>

**THE GOODLY DALE COTTAGE HOMES**

England & Wales - Charity number 247105

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# Accounts

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**GOODLY DALE COTTAGE HOMES**

**FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED**

**6th FEBRUARY 2021**

# **GOODLY DALE COTTAGE HOMES**

## **Financial Statements for the Year Ended 6th February 2021**

### **Contents**

- 1a. & b. Trustees Report
- 2. Independent Examiners Report
- 3. Statement of Financial Activities
- 4. Balance Sheet
- 5a. to e. Notes to the Financial Statements

**Trustees Annual Report for the Year Ended 6th February 2021**

**Constitution**

1. The Charity known as Goodly Dale Cottage Homes (regulated by a conveyance dated 6th February 1931).
2. The Charity known as Goodly Dale Cottage Homes Endowment Fund (regulated by Trust Deed dated 6th February 1931).
3. The Charity of Thomas William Pattinson for Goodly Dale Cottage Homes founded by Will proved on 18th April 1939.

The above mentioned Charities are regulated by a scheme of the Charities Commissioners sealed on 14th October 1970 and a scheme sealed on 24th June 1999.

The purpose of the Goodly Dale Cottage Homes is " to provide accomodation for poor persons of good character each of whom shall not be less than 60 years of age (or 50 if disabled), and shall have been born or lived for 10 of the last 30 years in Windermere and Ambleside Urban Districts, Undermillbeck, Troutbeck and Applethwaite . If the Trustees cannot find suitable beneficiaries born in Windermere, Ambleside, Undermillbeck, Troutbeck and Applethwaite then beneficiaries can be suitable persons born in Langdale, Grasmere, Rydal, Skelwith, Hugill, Kentmere, Over Stavely, Nether Stavely or Crook."

There are 20 homes, a Warden's house and communal room and guest bedroom.

**Administrative Details**

<b>Charity Number :</b>	247105
<b>Address of Homes run by Charity:</b>	Goodly Dale, Windermere.
<b>Warden:</b>	Mrs R Lidiard-Burr 14 Goodly Dale Windermere LA23 2JB
<b>Independent Examiner</b>	Mr N M Slater Taylor, Robertson & Willett Ltd, 95 King Street Lancaster LA1 1RH

**Trustees Annual Report for the Year Ended 6th February 2021**

**Trustees**

**Trustees who served during the year :**

Mr W. Smith  
Mrs E. Lidiard  
Miss G Nicholson  
Mr R Pow  
Mr J B Parker  
Mr W Clark  
Mr B Berry

**Appointment**

The body of the Trustees shall consist when complete of seven competent persons nominated from within the local community and approved as suitable by existing trustees.

**Remuneration & Expenses**

Mr R Pow was reimbursed £476 for expenses during the year.

**Reserves Policy**

Reserves are held to meet future exceptional property repair costs and to supplement the annual income.

Our policy is to hold our investment in exempt unit trusts. The majority of the equity funds are held in M&G Charifund income units and Black Rock Charishare, and the fixed interest funds in Black Rock Charinco. Their performance is kept under review and is regarded as satisfactory.

**Risks**

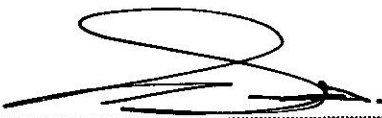
The trustees have reviewed the major risks to which the trust has been and is exposed and established systems to mitigate those risks.

**Public Benefit**

The trustees have considered the guidance published by the Charity Commission in relation to public benefit and confirm that they adhere to this guidance.

The trustees believe that the charity's objectives and activities ensure that it assists beneficiaries within the Windermere area.

Signed



Trustee

5th August 2021

Date

**Independent Examiners' Report to the trustees of Goodly Dale Cottage Homes**

I report to the trustees on my examination of the accounts of the charity for the year ended 6th February 2021 which are set out on pages 3 to 5.

**Responsibilities and Basis of Report**

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

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

**Independent Examiners' Statement**

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

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

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



Neil Martin Slater FCCA  
Taylor Robertson & Willett Ltd  
95 King Street  
Lancaster  
LA1 1RH

Date 5/8/2021

**Statement of Financial Activities for the year ended 6th February 2021**


	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	Total 2021 £	Total 2020 £
<b>Incoming Resources</b>					
Income from Residents	77,536	-	-	<b>77,536</b>	76,825
Fundraising	-	59	-	<b>59</b>	8,098
Investment Income	4,558	-	-	<b>4,558</b>	5,216
<b>Total Incoming Resources</b>	<b>82,094</b>	<b>59</b>	<b>-</b>	<b>82,153</b>	<b>90,139</b>
<b>Resources Expended</b>					
Direct Charitable Expenditure	51,527	-	-	<b>51,527</b>	61,483
Management & Administration	26,558	49	-	<b>26,607</b>	25,407
<b>Total Resources Expended</b>	<b>78,085</b>	<b>49</b>	<b>-</b>	<b>78,134</b>	<b>86,890</b>
<b>Net Incoming/(Outgoing) Resources before Transfers</b>	<b>4,009</b>	<b>10</b>	<b>-</b>	<b>4,019</b>	<b>3,249</b>
Transfers Between Funds	-	-	-	-	-
<b>Net Incoming/(Outgoing) Resources for the Year</b>	<b>4,009</b>	<b>10</b>	<b>-</b>	<b>4,019</b>	<b>3,249</b>
<b>Other Recognised Gains &amp; Losses</b>					
Unrealised Gains/(Losses) on Investments	(11,057)	(3,984)	(2,427)	<b>(17,468)</b>	21,937
<b>Net Movement in Funds</b>	<b>(7,048)</b>	<b>(3,974)</b>	<b>(2,427)</b>	<b>(13,449)</b>	<b>25,186</b>
<b>Fund Balances B/Fwd</b>	<b>408,707</b>	<b>95,154</b>	<b>25,502</b>	<b>529,363</b>	<b>504,177</b>
<b>Fund Balances C/Fwd</b>	<b>401,659</b>	<b>91,180</b>	<b>23,075</b>	<b>515,914</b>	<b>529,363</b>

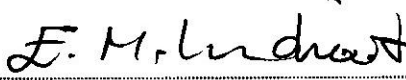
**Balance Sheet as at 6th February 2021**

	Notes	Unrestricted £	2021 Restricted £	Endowment £	Total 2021 £	Total 2020 £
<b>Fixed Assets</b>						
Tangible Assets	2	281,833			<b>281,833</b>	280,603
Investments	3	93,098	90,116	23,075	<b>206,289</b>	223,757
		<u>374,931</u>	<u>90,116</u>	<u>23,075</u>	<b>488,122</b>	504,360
<b>Current Assets</b>						
Debtors	4	1,668			<b>1,668</b>	2,350
Cash at Bank & In Hand	5	28,656	1,064		<b>29,720</b>	27,089
		<u>30,324</u>	<u>1,064</u>	-	<b>31,388</b>	29,439
<b>Creditors</b> -Amounts falling due within one year	6	(3,596)	-	-	<b>(3,596)</b>	(4,436)
		<u>26,728</u>	<u>1,064</u>	-	<b>27,792</b>	25,003
<b>Net Current Assets</b>						
		<u>401,659</u>	<u>91,180</u>	<u>23,075</u>	<b>515,914</b>	529,363
<b>Total Assets less Current Liabilities</b>						
		<u>401,659</u>	<u>91,180</u>	<u>23,075</u>	<b>515,914</b>	529,363
<b>Funds of the Charity</b>						
Fund balances B/fwd		408,707	95,154	25,502	<b>529,363</b>	504,177
Net movement in the year		(7,048)	(3,974)	(2,427)	<b>(13,449)</b>	25,186
Fund balances C/fwd		<u>401,659</u>	<u>91,180</u>	<u>23,075</u>	<b>515,914</b>	529,363

The notes on pages 6a to c form part of these accounts.

Approved by the Trustees on

  
 ..... Trustee

  
 ..... Trustee

**Notes to the Financial Statements for the year ended 6th February 2021**

**1. Accounting Policies**

The financial statements have been prepared in accordance with applicable accounting standards, SORP 2015, and the Charities Act 2011.

**a) Accounting Convention**

The financial statements are prepared under the Historical Cost Convention as modified to include the revaluation of investments.

**b) Income**

Income represents payments collected from residents of Goodly Dale Cottages and Investment Income receivable.

**c) Investments**

Investments in Unit Trusts are included on the Balance Sheet at their market value at the year end. The difference between their market value and their original cost are transferred to the accumulated funds as a reserve movement.

**d) Depreciation**

Depreciation is calculated to write off the cost of assets over their estimated useful life. Plant and Machinery are depreciated at a rate of 15% on a reducing balance basis. No depreciation is charged on freehold land. Freehold buildings are depreciated to write off the cost less estimated residual value over their remaining useful lives by equal instalments. Where buildings are maintained to such a standard that their estimated residual value is not less than their cost, no depreciation is charged.

**e) Cash Flow Statement**

The Charity has adopted Financial Reporting Standard No. 1 (Cash Flow Statements) and has taken advantage of the exemption available to small charities not to prepare one.

Notes to the Financial Statements for the year ended 6th February 2021**2. Tangible Fixed Assets**

	Land & Buildings	Plant & Machinery	Total
	£	£	£
<u>Cost</u>			
As at 7th February 2020	280,103	3,096	283,199
Additions	-	1,994	1,994
Disposals	-	-	-
As at 6th February 2021	<u>280,103</u>	<u>5,090</u>	<u>285,193</u>
<u>Depreciation</u>			
As at 7th February 2020	-	2,596	2,596
Charge for the year	-	764	764
As at 6th February 2021	<u>-</u>	<u>3,360</u>	<u>3,360</u>
Net Book Value at 6th February 2021	<u>280,103</u>	<u>1,730</u>	<u>281,833</u>
Net Book Value at 6th February 2020	<u>280,103</u>	<u>500</u>	<u>280,603</u>

The Land & Buildings are valued for insurance purposes at £3,704,465

**3. Fixed Asset Investments**

	2021	2020
	£	£
<u>Unit Trusts listed on the UK stock exchange</u>		
Market Value at 7th February 2020	223,757	201,820
Additions at cost	-	-
Disposals	-	-
Revaluation	(17,468)	21,937
Market Value at 6th February 2021	<u>206,289</u>	<u>223,757</u>

**4. Debtors**

	2021	2020
	£	£
Residents Payments Receivable	-	747
Prepayments and Accrued Income	1,668	1,603
	<u>1,668</u>	<u>2,350</u>

**Notes to the Financial Statements for the year ended 6th February 2021****5. Cash at Bank and in Hand**

	2021	2020
	£	£
Current Account	29,700	27,071
Cash in hand	20	18
	<u>29,720</u>	<u>27,089</u>

**6. Creditors**

	2021	2020
	£	£
Maintenance	-	1,105
Accountancy Fees	1,770	1,680
Heat & Light	1,750	1,580
PAYE	49	44
Payroll Processing	27	27
	<u>3,596</u>	<u>4,436</u>

**7. Trustees Indemnity Insurance**

During the year Trustees Indemnity insurance was paid by the charity, amounting to £291.

**8. Restricted Funds**

	Social Fund	Extraordinary Repair Fund	Total
Income from Fundraising	59	-	59
Expenditure	49	-	49
Net Movement before Transfers	<u>10</u>	<u>-</u>	<u>10</u>
Gains on investments	-	(3,984)	(3,984)
Transfer to General Fund	-	-	-
Fund Balances Brought Forward	1,054	94,100	95,154
Fund Balances Carried Forward	<u>1,064</u>	<u>90,116</u>	<u>91,180</u>

**Notes to the Financial Statements for the year ended 6th February 2021****9. Detailed Income & Expenditure Account**

	Notes	2021		2020	
		£	£	£	£
<b>INCOME</b>					
Residents Payments			77,536		76,825
Investment Income			4,558		5,216
Fundraising -	General		-		42
	Social Fund		59		556
	Communal Area Fund		-		7,500
			<u>82,153</u>		<u>90,139</u>
<b>EXPENDITURE</b>					
<b>Property Expenses :</b>					
Electricity		1,676		1,722	
Gas		13,406		13,410	
Insurance		2,662		2,600	
<b>Repairs &amp; Maintenance :</b>					
Routine Repairs		9,999		9,474	
Lifeline		1,714		1,535	
Telephone		<u>647</u>		<u>613</u>	
			(30,104)		(29,354)
<b>Staff Costs</b>					
Gross Salaries		18,441		17,536	
Employers National Insurance		-		-	
Pension		168		151	
Council Tax		1,927		1,855	
Water Rates		<u>366</u>		<u>378</u>	
			(20,902)		(19,920)
<b>Other Expenses</b>					
Accountancy & Independent Examination Fees		1,860		1,746	
Christmas Gifts & Outings		872		1,070	
Social Fund		49		591	
Sundry Expenses		818		770	
Postage & Stationery		401		296	
Professional Fees		324		321	
Trustees insurance		291		291	
Subscriptions		326		312	
Depreciation		<u>764</u>		<u>90</u>	
			(5,705)		(5,487)
<b>Excess of Income over Expenditure before Exceptional Expenditure</b>			<u>25,442</u>		<u>35,378</u>
<b>Exceptional Maintenance</b>	10		(21,423)		(32,129)
<b>Net Surplus / (Deficit)</b>			<u>4,019</u>		<u>3,249</u>
Reserves B/F			529,363		504,177
Revaluation of Investments			(17,468)		21,937
<b>Reserves C/F</b>			<u>515,914</u>		<u>529,363</u>

**Notes to the Financial Statements for the year ended 6th February 2021****10. Exceptional Maintenance**

Window replacement	12,875
Boiler replacement	4,675
Carbon Monoxide Alarms	1,339
Decorating No 3 & No 10	2,534
	<u>21,423</u>

**11. Covid 19 Impact**

Due to the pandemic the charity was unable to fundraise for the social fund for most of the year. Social fund income fell from £556 in 2019/20 to £59 in the year.

Similarly the guest bedroom was out of action for most of the year. Guest bedroom income fell from £618 in 2019/20 to £50 in the year.