

COOPER PATTINSON'S TRUST HOMES

England & Wales · Charity number 502457

Details

Status Registered

Legal form Trust

Registered 1973-05-29

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

Contact

Address Rayriggs Estates Ltd
Rayrigg Road
Windermere
LA23 1BW

Phone 01539447243

Activities

Objects: THE OBJECT OF THE CHARITY OS BY CHARITABLE MEANS BUT NOT OTHERWISE TO PROVIDE AND MAINTAIN DWELLINGHOUSES FLATS OR OTHER RESIDENTIAL ACCOMMODATION FOR THE RESIDENCE AND USE OF PERSONS WHO HAVE ATTAINED RETIREMENT AGE. (FOR FURTHER DETAILS SEE TRUST DEED)

Activities: Provides sheltered accommodation for those over 60 years of age. There are 3 categories of eligibility including Christian scientists and those who have resided in the S. Lakeland district for at least 15 years.

Classification

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

Geography

- **Area of benefit:** WINDERMERE
- Cumbria

Finances

Period end	Income	Expenditure	Assets	Employees
2025-04-05	£167,279	£158,868	-	-
2024-04-05	£171,799	£132,023	-	-
2023-04-05	£181,126	£139,596	-	-
2022-04-05	£165,135	£102,829	-	-
2021-04-05	£130,646	£189,575	-	-

Trustees

Name	Role	Appointed
Bridget Mary Hibbert		2024-08-10
Diana Ruth Matthews		
Judith Margaret Leigh		2024-12-17
Montague Gordon Pattinson Matthews		2017-06-14

COOPER PATTINSON'S TRUST HOMES

England & Wales - Charity number 502457

Accounts

CHARITY COMMISSION

Cooper Pattinson's Trust Homes

Registration number: 502457

**Annual Report and Financial
Statements**

5 April 2025



Cooper Pattinson's Trust Homes

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Cooper Pattinson's Trust Homes
Reference and Administrative Details

Charity name	Cooper Pattinson's Trust Homes
Charity registration number	502457
Principal office	Rayriggs Estates Ltd Rayrigg Road Windermere LA23 1BW LA23 1BW
Registered office	Rayriggs Estates Ltd Rayrigg Road Windermere LA23 1BW LA23 1BW
Trustees	Mrs D R Matthews Mrs J M Leigh (appointed 17 December 2024) Mr M G P Matthews Mrs B M Hibbert (appointed 10 August 2024) Mr P G Matthews (resigned 1 June 2024) Mr A D Bromley (resigned 1 September 2024)
Accountant	Dodd & Co Limited FIFTEEN Rosehill Montgomery Way Rosehill Estate CARLISLE CA1 2RW

Cooper Pattinson's Trust Homes
Trustees' Report for the Year Ended 5 April 2025

The financial statements have been prepared in accordance with the accounting policies set out in the notes to the accounts and comply with the charity'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.

Objectives and activities

a. Policies and objectives

The objective of the Charity is by charitable means but not otherwise, to provide and maintain dwelling houses, flats or other residential accommodation for the residence and use of persons who are aged or infirm, or unable to obtain employment because of ill health or other disability, but who are fully able to care for themselves and who are in need of financial assistance in the provision of suitable residential accommodation of the type provided by the Charity in the Westmorland and Furness District and who are preferably:

- Christian Scientists, or
- persons who have resided in the Westmorland and Furness District for at least fifteen years, or
- persons employed for at least ten years (whether or not continuously) by the late Thomas Cooper Pattinson of Rayrigg Hall, Windermere or by any member of his family or by any Company or business controlled or formerly controlled by him or them or any of them.

In setting objectives and planning for activities, the Trustees have given due consideration to general guidance published by the Charity Commission relating to public benefit, including the guidance 'Public benefit: running a charity (PB2)'.

b. Main activities undertaken to further the Charity's purposes for the 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 a variety of beneficiaries within Westmorland and Furness District.

Achievements and performance

a. Main achievements of the Charity

During the year under review, the Trustees fulfilled their objectives by providing accommodation in 14 bungalows in Rayrigg Gardens, 8 flats in Hunter House and 2 bungalows designed specifically for the disabled known as Llewellyn Cottages. The only full-time employee is a resident manager for whom accommodation is provided in a separate warden / manager's flat within Hunter House. There is also a part time self-employed gardener.

The financial statements show that the income of the Trust has been fully utilised in providing accommodation and warden support during the year, and in transferring sums to the designated funds recommended by the Almhouse Association.

The Trust has completed substantial refurbishment to some of its properties in recent years and strives to maintain a high level of standard within all of its accommodation.

The site formerly known as the Windermere Garden Centre has been leased to Lakeland Gardens Ltd.

Financial review

a. Going concern

After making appropriate enquiries, the Trustees have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. For this reason, they continue to adopt the going concern basis in preparing the financial statements.

b. Reserves policy

The Trustees have reviewed the level of reserves held by the Charity. The review encompassed the nature of the income and expenditure streams and the nature of the reserves held by the Charity.

Cooper Pattinson's Trust Homes
Trustees' Report for the Year Ended 5 April 2025

The review concluded that to allow the Charity to be managed efficiently and to provide a buffer for uninterrupted service, a level of free reserves amounting to £100,000 should be maintained. This equates to approximately 14 months of unrestricted fund expenditure. The trustees believe that should the activities of the Charity cease they would require this amount of time in order to re-house all of the residents of the properties owned by the Charity.

The analysis of net assets between funds (note 18 in the financial statements) shows that unrestricted free reserves (i.e. excluding tangible fixed assets) amounted to £293,449 (2024 - £263,770) as of the balance sheet date.

c. Investment powers and restrictions

The Trustees have absolute discretion to invest in any stocks, funds, securities or investments authorised by law for the investment of trust funds or in the purchase, repair or improvement of any freehold or leasehold property whether or not required in whole or in part for occupation for the purposes of the Trust.

d. Risk management

The Trustees have considered the risks that face the charity through its operating activities and consider all risks when making decisions which affect the charity financially, strategically and operationally.

Structure, governance and management

a. Governing document

Cooper Pattinson's Trust Homes is administered from Rayrigg Road, Windermere, Cumbria, LA23 1BW and is registered as a charity number 502457 with the Charity Commissioners. It is constituted by a Deed of Trust dated 14 May 1973 as amended by an order of the Commissioners on 18 November 1969.

b. Methods of appointment or election of Trustees

The affairs of the Charity are managed and conducted by the Trustees who have full power to act in the name of and on behalf of the Charity in the furtherance of its objectives. The number of Trustees shall not exceed six and shall not be less than two. The power of appointing new Trustees is vested in the surviving or continuing Trustees for the time being.

c. Pay policy for key management personnel

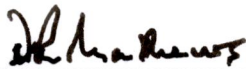
The Trustees consider the Board of Trustees as comprising the key management personnel of the charity in charge of directing and controlling the charity and running and operating the charity on a day to day basis. All Trustees give of their time freely and no Trustee remuneration was paid in the year. Details of Trustee expenses and related party transactions are disclosed in note 7 to the accounts.

Plans for future periods

The Trust owns further land which may be available for future improvements or extensions to residents' facilities.

The Trustees are building up reserves out of contributions from residents with a view to improving or extending the accommodation.

Approved by the Trustees on 23 January 2026 and signed on their behalf by:



Mrs D R Matthews
Trustee



Mr M G P Matthews
Trustee

Cooper Pattinson's Trust Homes

Trustees' Responsibilities in relation to the Financial Statements

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

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

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

The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011 as amended by the Charities Act 2022, the Charity (Accounts and Reports) Regulations and the provisions of the trust deed. They are responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

**Independent Examiner's Report to the Trustees of
Cooper Pattinson's Trust Homes**

I report on the accounts of the charity for the year ended 5 April 2025, which are set out on pages 6 to 17.

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

We understand that this has been done in order for the accounts to provide a true and fair view in accordance with the Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2019.

Respective responsibilities of trustees and examiner

The Charity's trustees are responsible for the preparation of the accounts. The trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 as amended by the Charities Act 2022 (the Act) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the Act;
- follow the procedures laid down in the General Directions given by the Charity Commission under section 145 (5) (b) of the Act; and
- state whether particular matters have come to my attention.

Basis of independent examiner's report

My examination was carried out in accordance with the General Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statement below.

Independent examiner's statement

In connection with my examination, no matter has come to my attention:

- (1) which gives me reasonable cause to believe that in any material respect the requirements:
 - to keep accounting records in accordance with section 130 of the Charities Act 2011 as amended by the Charities Act 2022; and
 - to prepare accounts which accord with the accounting records, comply with the accounting requirements of the Act

have not been met; or

- (2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.


Joanne Thomlinson FCA
Dodd & Co Limited
Chartered Accountants

23 January 2026

FIFTEEN Rosehill
Montgomery Way
Rosehill Estate
CARLISLE
CA1 2RW

Cooper Pattinson's Trust Homes
Statement of Financial Activities for the Year Ended 5 April 2025

	Unrestricted Funds	Restricted Funds	Total Funds 2025	Total Funds 2024
Note	£	£	£	£
Income and endowments from:				
Donations and legacies	2	-	-	8,000
Investment income	3	3,725	3,725	2,867
Charitable activities	4	163,554	163,554	160,932
Total income		<u>167,279</u>	<u>167,279</u>	<u>171,799</u>
Expenditure on:				
Charitable activities		144,688	14,180	158,868
Total expenditure		<u>144,688</u>	<u>14,180</u>	<u>132,023</u>
Net incoming resources before transfers		22,591	(14,180)	8,411
Transfers				
Gross transfers between funds		-	-	-
Net movements in funds		22,591	(14,180)	8,411
Reconciliation of funds				
Total funds brought forward		503,990	368,068	872,058
Total funds carried forward		<u><u>526,581</u></u>	<u><u>353,888</u></u>	<u><u>880,469</u></u>

The notes on pages 8 to 17 form an integral part of these financial statements.

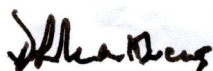
Cooper Pattinson's Trust Homes

Balance Sheet as at 5 April 2025

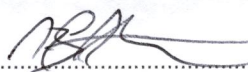
	Note	2025		2024	
		£	£	£	£
Fixed assets					
Tangible assets	11		587,020		608,288
Investments	12		300,366		273,144
			<u>887,386</u>		<u>881,432</u>
Current assets					
Debtors	13	3,222		2,385	
Cash at bank and in hand		10,341		10,393	
		<u>13,563</u>		<u>12,778</u>	
Creditors: Amounts falling due within one year	14	<u>(20,480)</u>		<u>(22,152)</u>	
Net current liabilities			<u>(6,917)</u>		<u>(9,374)</u>
Net assets			<u>880,469</u>		<u>872,058</u>
The funds of the charity:					
Restricted funds			353,888		368,068
Unrestricted funds					
Unrestricted income funds			<u>526,581</u>		<u>503,990</u>
Total charity funds			<u>880,469</u>		<u>872,058</u>

The financial statements have been prepared in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

Approved by the Board on 23 January 2026 and signed on its behalf by:



.....
Mrs D R Matthews
Trustee



.....
Mr M G P Matthews
Trustee

The notes on pages 8 to 17 form an integral part of these financial statements.

Cooper Pattinson's Trust Homes

Notes to the Financial Statements for the Year Ended 5 April 2025

1 Accounting policies

Statement of compliance

The accounts (financial statements) have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant note(s) to these accounts. The financial statements have been prepared in accordance with the second edition of the Charities Statement of Recommended Practice issued in October 2019, the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and the Charities Act 2011 as amended by the Charities Act 2022.

The accounts (financial statements) have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair view'. This departure has involved following Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

Basis of preparation

The charity meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy notes.

Going concern

These financial statements have been prepared on a going concern basis.

Fund accounting policy

Unrestricted income funds are general funds that are available for use at the trustees' discretion in furtherance of the objectives of the charity.

Restricted funds are those donated for use in a particular area or for specific purposes, the use of which is restricted to that area or purpose.

Designated funds are unrestricted funds set aside at the discretion of the trustees for specific purposes.

Further details of each fund are disclosed in note 17.

Income and endowments

Donations and legacies including donations, legacies and grants that provide core funding or are of a general nature are recognised where there is entitlement, probability of receipt and the amount can be measured with sufficient reliability.

Income from Government and other grants, whether 'capital' grants or 'revenue' grants, is recognised when the charity has entitlement to the funds, any performance conditions attached to the grants have been met, it is probable that the income will be received and the amount can be measured reliably and is not deferred.

Investment income is recognised on a receivable basis.

Income from charitable activities includes income recognised as earned (as the related goods or services are provided) under contract.

Expenditure

Liabilities are recognised as soon as there is a legal or constructive obligation committing the charity to the expenditure. All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category.

Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

Cooper Pattinson's Trust Homes

Notes to the Financial Statements for the Year Ended 5 April 2025

..... continued

Fixed assets

Individual fixed assets costing £100 or more are initially recorded at cost.

Depreciation

Depreciation is provided on tangible fixed assets so as to write off the cost or valuation, less any estimated residual value, over their expected useful economic life as follows:

Freehold property	2% straight line basis
Furniture and equipment	20% straight line basis

The depreciation charged on freehold property is based on building costs of £900,000. Land is not depreciated.

Cash and Cash Equivalents

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

Investments

Fixed asset investments are included at market value at the balance sheet date.

Realised gains and losses on investments are calculated as the difference between sales proceeds and their market value at the start of the year, or their subsequent cost, and are charged or credited to the statement of the financial activities in the period of disposal.

Unrealised gains and losses represent the movement in market values during the year and are credited or charged to the statement of financial activities based on the market value at the year end.

Pensions

The charity operates a defined contribution pension scheme. Contributions are charged in the statement of financial activities as they become payable in accordance with the rules of the scheme.

2 Donations and legacies

	Unrestricted Funds £	Restricted Funds £	Total Funds 2025 £	Total Funds 2024 £
Donations and legacies				
Grants - other agencies	-	-	-	8,000

All of the donations and legacies income in 2024 related to restricted funds.

3 Investment income

	Unrestricted Funds £	Restricted Funds £	Total Funds 2025 £	Total Funds 2024 £
Interest on cash deposits	3,725	-	3,725	2,867

All of the investment income in 2024 related to unrestricted funds.

Cooper Pattinson's Trust Homes

Notes to the Financial Statements for the Year Ended 5 April 2025

..... continued

4 Charitable activities

	Unrestricted Funds £	Restricted Funds £	Total Funds 2025 £	Total Funds 2024 £
Charitable activities				
Rental income	161,281	-	161,281	158,092
Other income	2,273	-	2,273	2,840
	163,554	-	163,554	160,932

All of the income from charitable activities in 2024 related to unrestricted funds.

5 Expenditure

	Charitable activities £	Total 2025 £	Total 2024 £
Direct costs			
Employment costs	34,337	34,337	35,388
Water rates	12,470	12,470	8,524
Light, heat and power	4,909	4,909	4,814
Insurance	4,604	4,604	4,351
Repairs and maintenance	42,717	42,717	24,165
Telephone and fax	1,028	1,028	968
Gardening expenses	21,070	21,070	18,095
Christmas hampers	1,428	1,428	1,458
Assisted telephone services	2,651	2,651	1,483
Depreciation of freehold property	19,787	19,787	20,016
Depreciation of office equipment	1,481	1,481	1,173
	146,482	146,482	120,435
Support costs			
Subscriptions	1,421	1,421	1,708
Sundry expenses	1,543	1,543	2,359
Advertising	325	325	875
Accountancy fees	4,290	4,290	3,690
Independent examiner's fee	480	480	750
Trustees indemnity insurance	395	395	483
Legal and professional fees	3,789	3,789	1,350
Bank charges	143	143	373
	12,386	12,386	11,588
	158,868	158,868	132,023

Of the expenditure in 2024 £117,843 related to unrestricted funds and £14,180 related to restricted funds.

Cooper Pattinson's Trust Homes
Notes to the Financial Statements for the Year Ended 5 April 2025

..... continued

6 Governance costs

	2025	2024
	£	£
Trustees indemnity insurance	395	483
Accountancy fees - 2024	930	3,690
Accountancy fees - 2025	3,360	-
Independent examiner's fee	480	750
Legal and professional fees	3,789	1,350
	8,954	6,273

7 Trustees' remuneration and expenses

The total amount of expenses reimbursed to 1 Trustee for travel was £25 (2024 - £0).

8 Net incoming resources

Net incoming resources is stated after charging:

	2025	2024
	£	£
Depreciation of owned assets	21,268	21,189

9 Employees' remuneration

The monthly average number of persons (including senior management) employed by the charity during the year was as follows:

	2025	2024
	No.	No.
Charitable activities	1	1

The aggregate payroll costs of these persons were as follows:

	2025	2024
	£	£
Wages and salaries	32,999	35,388
Other pension costs	1,338	-
	34,337	35,388

No employee received emoluments of more than £60,000 during the year (2024 - No. 0).

Cooper Pattinson's Trust Homes
Notes to the Financial Statements for the Year Ended 5 April 2025

..... continued

10 Taxation

The registered charity is exempt from taxation on income and gains.

11 Tangible fixed assets

	Freehold property £	Furniture and equipment £	Total £
Cost			
As at 6 April 2024 and 5 April 2025	<u>1,109,864</u>	<u>56,740</u>	<u>1,166,604</u>
Depreciation			
As at 6 April 2024	507,320	50,996	558,316
Charge for the year	19,787	1,481	21,268
As at 5 April 2025	<u>527,107</u>	<u>52,477</u>	<u>579,584</u>
Net book value			
As at 5 April 2025	<u>582,757</u>	<u>4,263</u>	<u>587,020</u>
As at 5 April 2024	<u>602,544</u>	<u>5,744</u>	<u>608,288</u>

12 Investments held as fixed assets

	Other investments £
Market value	
As at 6 April 2024	273,144
Additions	27,222
As at 5 April 2025	<u>300,366</u>
Net book value	
As at 5 April 2025	<u>300,366</u>
As at 5 April 2024	<u>273,144</u>

All investment assets were held in the UK.

13 Debtors

	2025 £	2024 £
Trade debtors	1,050	650
Prepayments and accrued income	2,172	1,735
	<u>3,222</u>	<u>2,385</u>

Cooper Pattinson's Trust Homes
Notes to the Financial Statements for the Year Ended 5 April 2025

..... continued

14 Creditors: Amounts falling due within one year

	2025	2024
	£	£
Trade creditors	8,961	10,080
Taxation and social security	1,429	1,682
Accruals and deferred income	10,090	10,390
	<u>20,480</u>	<u>22,152</u>

15 Pension scheme

Defined contribution pension scheme

The charity operates a defined contribution pension scheme. The pension cost charge for the period represents contributions payable by the charity to the scheme and amounted to £1,338 (2024 - £nil).

There were no outstanding or prepaid contributions at either the beginning or end of the financial year.

16 Related parties

Controlling entity

The charity is controlled by the trustees.

Cooper Pattinson's Trust Homes

Notes to the Financial Statements for the Year Ended 5 April 2025

..... continued

17 Analysis of funds

	At 6 April 2024	Incoming resources	Resources expended	At 5 April 2025
	£	£	£	£
Designated Funds				
Extraordinary repair	13,070	16,952	(5,947)	24,075
Cyclical maintenance	146,072	27,716	(21,732)	152,056
Building development	15,540	-	-	15,540
Repair and maintenance	69,922	19,136	(15,038)	74,020
	<u>244,604</u>	<u>63,804</u>	<u>(42,717)</u>	<u>265,691</u>
General Funds				
General funds	<u>259,386</u>	<u>103,475</u>	<u>(101,971)</u>	<u>260,890</u>
Restricted Funds				
Mrs G M Pattinson	11,607	-	(420)	11,187
Estate of Mrs A L Jequier (1)	247,169	-	(9,660)	237,509
Estate of Mrs A L Jequier (2)	92,970	-	(3,390)	89,580
Estate of Mrs A L Jequier (3)	16,322	-	(710)	15,612
	<u>368,068</u>	<u>-</u>	<u>(14,180)</u>	<u>353,888</u>
	<u>872,058</u>	<u>167,279</u>	<u>(158,868)</u>	<u>880,469</u>

Designated funds

The purposes of the designated funds are as follows:

The extraordinary repair fund is a reserve fund for future major repairs. The amount transferred out of unrestricted charitable funds is set at The Almshouses Association recommended minimum level of £652 per unit per annum. An amount of £16,952 (2024 - £15,648) has been allocated to the extraordinary repair fund from the general fund during the year.

The cyclical maintenance fund is a reserve fund to meet the cost of maintenance recurring at regular intervals, for example, internal and external redecoration and the cost of professional fees in respect of inspections. The amount transferred out of the unrestricted charitable funds is set at the Almshouses Association recommended minimum level of £1,066 per unit per annum. An amount of £27,716 (2024 - £25,584) has been transferred to the cyclical maintenance fund from the general funds during the year in respect of refurbishment costs incurred.

The building development fund is a reserve fund to meet the cost of future building development work. No transfer from unrestricted charitable funds has been made during the current year.

The repair and maintenance fund represents amounts set aside to cover day to day routine maintenance work. The amount transferred out of unrestricted charitable funds is set at The Almshouses Association recommended minimum level of £736 per unit per annum. An amount of £19,136 (2024 - £17,664) has been transferred to the repair and maintenance fund from the general funds during the year.

Cooper Pattinson's Trust Homes
Notes to the Financial Statements for the Year Ended 5 April 2025

..... *continued*

Restricted funds

The resources expended on restricted funds represents a depreciation charge on the properties held within restricted funds. The purposes of the restricted funds are as follows:

Mrs G M Pattinson - provision of a residential home.

Estate of Mrs A L Jequier (1) - provision of residential accomodation known as Hunter House

Estate of Mrs A L Jequier (2) - provision of residential accomodation known as Llywellyn Cottages.

Estate of Mrs A L Jequier (3) - provision of funds for repair and improvements for Hunter House and Llewellyn Cottages (utilised for improvements).

Cooper Pattinson's Trust Homes

Notes to the Financial Statements for the Year Ended 5 April 2025

..... continued

Prior period

	At 6 April 2023	Incoming resources	Resources expended	Transfers	At 5 April 2024
	£	£	£	£	£
Designated Funds					
Extraordinary repair	7,097	15,648	(9,675)	-	13,070
Cyclical maintenance	128,473	25,584	(7,985)	-	146,072
Building development	15,540	-	-	-	15,540
Repair and maintenance	59,116	17,664	(6,858)	-	69,922
	<u>210,226</u>	<u>58,896</u>	<u>(24,518)</u>	<u>-</u>	<u>244,604</u>
General Funds					
Unrestricted income fund	<u>239,808</u>	<u>104,903</u>	<u>(93,325)</u>	<u>8,000</u>	<u>259,386</u>
Restricted Funds					
Mrs G M Pattinson	12,027	-	(420)	-	11,607
Estate of Mrs A L Jequier (1)	256,829	-	(9,660)	-	247,169
Estate of Mrs A L Jequier (2)	96,360	-	(3,390)	-	92,970
Estate of Mrs A L Jequier (3)	17,032	-	(710)	-	16,322
Refurbishment fund	-	8,000	-	(8,000)	-
	<u>382,248</u>	<u>8,000</u>	<u>(14,180)</u>	<u>(8,000)</u>	<u>368,068</u>
	<u>832,282</u>	<u>171,799</u>	<u>(132,023)</u>	<u>-</u>	<u>872,058</u>

Cooper Pattinson's Trust Homes

Notes to the Financial Statements for the Year Ended 5 April 2025

..... continued

18 Net assets by fund

	Unrestricted Funds	Restricted Funds	Total Funds 2025	Total Funds 2024
	£	£	£	£
Tangible assets	233,132	353,888	587,020	608,288
Investments	300,366	-	300,366	273,144
Current assets	13,563	-	13,563	12,778
Creditors: Amounts falling due within one year	(20,480)	-	(20,480)	(22,152)
Net assets	<u>526,581</u>	<u>353,888</u>	<u>880,469</u>	<u>872,058</u>

Prior period

	Unrestricted Funds	Restricted Funds	Total Funds 2024	Total Funds 2023
	£	£	£	£
Tangible fixed assets	240,220	368,068	608,288	607,392
Fixed asset investments	273,144	-	273,144	226,860
Current assets	12,778	-	12,778	12,759
Creditors: Amounts falling due within one year	(22,152)	-	(22,152)	(14,729)
Net assets	<u>503,990</u>	<u>368,068</u>	<u>872,058</u>	<u>832,282</u>

COOPER PATTINSON'S TRUST HOMES

England & Wales - Charity number 502457

Accounts

COOPER PATTINSON'S TRUST HOMES
UNAUDITED
TRUSTEES' REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 5 APRIL 2024

ArmstrongWatson[®]
Accountants, Business & Financial Advisers

COOPER PATTINSON'S TRUST HOMES

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COOPER PATTINSON'S TRUST HOMES

REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY, ITS TRUSTEES AND ADVISERS FOR THE YEAR ENDED 5 APRIL 2024

Trustees	Mrs D R Matthews Mr P G Matthews (resigned 1 June 2024) Mr A D Bromley (resigned 1 September 2024) Mrs J L Sansom (resigned 31 August 2023) Mr D H Graham (resigned 23 May 2023) Mr M G P Matthews Mrs B M Hibbert (appointed 10 August 2024) Mrs J Leigh (appointed 17 December 2024)
Charity registered number	502457
Principal office	Rayrigg Estates Limited Rayrigg Road Windermere Cumbria LA23 1BW
Accountants	Armstrong Watson Audit Limited Chartered Accountants James Watson House Montgomery Way Rosehill Carlisle Cumbria CA1 2UU
Bankers	National Westminster Bank Plc 2 High Street Windermere Cumbria LA23 1WY

COOPER PATTINSON'S TRUST HOMES

TRUSTEES' REPORT FOR THE YEAR ENDED 5 APRIL 2024

The Trustees present their annual report together with the financial statements of the Charity for the year 6 April 2023 to 5 April 2024.

Objectives and activities

a. Policies and objectives

The objective of the Charity is by charitable means but not otherwise, to provide and maintain dwelling houses, flats or other residential accommodation for the residence and use of persons who are aged or infirm, or unable to obtain employment because of ill health or other disability, but who are fully able to care for themselves and who are in need of financial assistance in the provision of suitable residential accommodation of the type provided by the Charity in the South Lakeland District and who are preferably:

- Christian Scientists, or
- persons who have resided in the South Lakeland District for at least fifteen years, or
- persons employed for at least ten years (whether or not continuously) by the late Thomas Cooper Pattinson of Rayrigg Hall, Windermere or by any member of his family or by any Company or business controlled or formerly controlled by him or them or any of them.

In setting objectives and planning for activities, the Trustees have given due consideration to general guidance published by the Charity Commission relating to public benefit, including the guidance 'Public benefit: running a charity (PB2)'.

b. Main activities undertaken to further the Charity's purposes for the 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 a variety of beneficiaries within South Lakeland District.

Achievements and performance

a. Main achievements of the Charity

During the year under review, the Trustees fulfilled their objectives by providing accommodation in 14 bungalows in Rayrigg Gardens, 8 flats in Hunter House and 2 bungalows designed specifically for the disabled known as Llewellyn Cottages. The only full-time employee is a resident manager for whom accommodation is provided in a separate manager's flat within Hunter House. There is also a part time gardener.

The financial statements show that the income of the Trust has been fully utilised in providing accommodation and warden support during the year, and in transferring sums to the designated funds recommended by the Almhouses Association.

The Trust has completed substantial refurbishment to some of its properties in recent years and strives to maintain a high level of standard within all of its accommodation. During the year a grant of £8,000 was received from the Auxilliary Committee for Retirement Homes Serving Christian Scientists towards the refurbishment of a bungalow in Rayrigg Gardens.

The site formerly known as the Windermere Garden Centre has been leased to Lakeland Gardens Ltd.

COOPER PATTINSON'S TRUST HOMES

TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 5 APRIL 2024

Financial review

a. Going concern

After making appropriate enquiries, the Trustees have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. For this reason, they continue to adopt the going concern basis in preparing the financial statements.

b. Reserves policy

The Trustees have reviewed the level of reserves held by the Charity. The review encompassed the nature of the income and expenditure streams and the nature of the reserves held by the Charity.

The review concluded that to allow the Charity to be managed efficiently and to provide a buffer for uninterrupted service, a level of free reserves amounting to £100,000 should be maintained. This equates to approximately 14 months of unrestricted fund expenditure. The trustees believe that should the activities of the Charity cease they would require this amount of time in order to re-house all of the residents of the properties owned by the Charity.

The analysis of net assets between funds (note 18 in the financial statements) shows that unrestricted free reserves (i.e. excluding tangible fixed assets) amounted to £263,770 (2023 - £224,890) as of the balance sheet date.

c. Investment powers and restrictions

The Trustees have absolute discretion to invest in any stocks, funds, securities or investments authorised by law for the investment of trust funds or in the purchase, repair or improvement of any freehold or leasehold property whether or not required in whole or in part for occupation for the purposes of the Trust.

d. Risk management

The Trustees have considered the risks that face the charity through its operating activities and consider all risks when making decisions which affect the charity financially, strategically and operationally.

Structure, governance and management

a. Governing document

Cooper Pattinson's Trust Homes is administered from Rayrigg Road, Windermere, Cumbria, LA23 1BW and is registered as a charity number 502457 with the Charity Commissioners. It is constituted by a Deed of Trust dated 14 May 1973 as amended by an order of the Commissioners on 18 November 1999.

b. Methods of appointment or election of Trustees

The affairs of the Charity are managed and conducted by the Trustees who have full power to act in the name of and on behalf of the Charity in the furtherance of its objectives. The number of Trustees shall not exceed six and shall not be less than two. The power of appointing new Trustees is vested in the surviving or continuing Trustees for the time being.

c. Pay policy for key management personnel

The Trustees consider the Board of Trustees as comprising the key management personnel of the charity in charge of directing and controlling the charity and running and operating the charity on a day to day basis. All Trustees give of their time freely and no Trustee remuneration was paid in the year. Details of Trustee expenses and related party transactions are disclosed in note 19 to the accounts.

COOPER PATTINSON'S TRUST HOMES

**TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 5 APRIL 2024**

Plans for future periods

The Trust owns further land which may be available for future improvements or extensions to residents' facilities. The Trustees are building up reserves out of contributions from residents with a view to improving or extending the accommodation.

Statement of Trustees' responsibilities

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

The law applicable to charities in England & Wales requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Charity and of its incoming resources and application of resources, including its income and expenditure, for that period. In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles of the Charities SORP (FRS 102);
- make judgments and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards (FRS 102) have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Charity will continue in business.

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

Approved by order of the members of the board of Trustees and signed on their behalf by:



.....
Mrs D R Matthews
Trustee

Date: 12 February 2025

COOPER PATTINSON'S TRUST HOMES

INDEPENDENT EXAMINER'S REPORT FOR THE YEAR ENDED 5 APRIL 2024

Independent examiner's report to the Trustees of Cooper Pattinson's Trust Homes ('the Charity')

I report to the charity Trustees on my examination of the accounts of the Charity for the year ended 5 April 2024.

Responsibilities and basis of report

As the Trustees of the Charity you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the 2011 Act').

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

Independent examiner's statement

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


I understand that this has been done in order for the accounts to provide a true and fair view in accordance with the Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2015.

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

1. accounting records were not kept in respect of the Charity as required by section 130 of the 2011 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.

This report is made solely to the Charity's Trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. My work has been undertaken so that I might state to the Charity's Trustees those matters I am required to state to them in an Independent examiner's report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the Charity and the Charity's Trustees as a body, for my work or for this report.

Signed: 

Dated: 18 March 2025

Karen Rae

FCCA

Armstrong Watson Audit Limited

Chartered Accountants

Carlisle

COOPER PATTINSON'S TRUST HOMES

STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 5 APRIL 2024

	Note	Restricted funds 2024 £	Unrestricted funds 2024 £	Total funds 2024 £	Total funds 2023 £
Income from:					
Donations and legacies	4	8,000	-	8,000	20,000
Charitable activities	5	-	158,092	158,092	158,129
Investments	6	-	2,867	2,867	936
Other income	7	-	2,840	2,840	2,061
Total income		8,000	163,799	171,799	181,126
Expenditure on:					
Charitable activities	8	14,180	117,843	132,023	139,596
Total expenditure		14,180	117,843	132,023	139,596
Net (expenditure)/income		(6,180)	45,956	39,776	41,530
Transfers between funds	16	(8,000)	8,000	-	-
Total transfers		(8,000)	8,000	-	-
Net movement in funds		(14,180)	53,956	39,776	41,530
Reconciliation of funds:					
Total funds brought forward		382,248	450,034	832,282	790,752
Net movement in funds		(14,180)	53,956	39,776	41,530
Total funds carried forward		368,068	503,990	872,058	832,282

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

The notes on pages 8 to 23 form part of these financial statements.

COOPER PATTINSON'S TRUST HOMES

BALANCE SHEET
AS AT 5 APRIL 2024

	Note	2024 £	2023 £
Fixed assets			
Tangible assets	12	608,288	607,392
Investments	13	273,144	226,860
		<u>881,432</u>	<u>834,252</u>
Current assets			
Debtors	14	2,385	2,560
Cash at bank and in hand		10,393	10,199
		<u>12,778</u>	<u>12,759</u>
Creditors: amounts falling due within one year	15	(22,152)	(14,729)
		<u>(9,374)</u>	<u>(1,970)</u>
Total assets less current liabilities		<u>872,058</u>	<u>832,282</u>
Total net assets		<u>872,058</u>	<u>832,282</u>
Charity funds			
Restricted funds	16	368,068	382,248
Unrestricted funds	16	503,990	450,034
		<u>872,058</u>	<u>832,282</u>

The financial statements were approved and authorised for issue by the Trustees and signed on their behalf by:


.....
Mrs D R Matthews
Trustee

Date: 12 February 2025

The notes on pages 8 to 23 form part of these financial statements.

COOPER PATTINSON'S TRUST HOMES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 5 APRIL 2024

1. General information

Cooper Pattinson's Trust Homes is a charity registered in England and Wales. The charity number is 502457 and the registered address of the charity is Rayrigg Estates Limited, Rayrigg Road, Windermere, Cumbria LA23 1BW.

2. Accounting policies

2.1 Basis of preparation of financial statements

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

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair' view. This departure has involved following the Charities SORP (FRS 102) published in October 2019 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

Cooper Pattinson's Trust Homes meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

2.2 Income

All income is recognised once the Charity has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably.

Grants are included in the Statement of financial activities on a receivable basis. The balance of income received for specific purposes but not expended during the period is shown in the relevant funds on the Balance sheet. Where income is received in advance of entitlement of receipt, its recognition is deferred and included in creditors as deferred income. Where entitlement occurs before income is received, the income is accrued.

Income tax recoverable in relation to investment income is recognised at the time the investment income is receivable.

Other income is recognised in the period in which it is receivable and to the extent the goods have been provided or on completion of the service.

2.3 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges allocated on the portion of the asset's use.

Expenditure on charitable activities is incurred on directly undertaking the activities which further the Charity's objectives, as well as any associated support costs.

COOPER PATTINSON'S TRUST HOMES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 5 APRIL 2024

2. Accounting policies (continued)

2.3 Expenditure (continued)

All expenditure is inclusive of irrecoverable VAT.

2.4 Interest receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the Charity; this is normally upon notification of the interest paid or payable by the institution with whom the funds are deposited.

2.5 Tangible fixed assets and depreciation

Tangible fixed assets are initially recognised at cost. After recognition, under the cost model, tangible fixed assets are measured at cost less accumulated depreciation and any accumulated impairment losses. All costs incurred to bring a tangible fixed asset into its intended working condition should be included in the measurement of cost.

At each reporting date the Charity assesses whether there is any indication of impairment. If such indication exists, the recoverable amount of the asset is determined to be the higher of its fair value less costs to sell and its value in use. An impairment loss is recognised where the carrying amount exceeds the recoverable amount.

Depreciation is charged so as to allocate the cost of tangible fixed assets less their residual value over their estimated useful lives, .

Depreciation is provided on the following bases:

Freehold property	- 2% straight line
Furniture and equipment	- 20% straight line

The depreciation charged on freehold property is based on building costs of £900,000. Land is not depreciated.

2.6 Investments

Fixed asset investments are a form of financial instrument and are initially recognised at their transaction cost and subsequently measured at fair value at the Balance sheet date, unless the value cannot be measured reliably in which case it is measured at cost less impairment. Investment gains and losses, whether realised or unrealised, are combined and presented as 'Gains/(Losses) on investments' in the Statement of financial activities.

2.7 Debtors

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

2.8 Cash at bank and in hand

Cash at bank and in hand includes cash and short-term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

COOPER PATTINSON'S TRUST HOMES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 5 APRIL 2024

2. Accounting policies (continued)

2.9 Liabilities and provisions

Liabilities are recognised when there is an obligation at the Balance sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably.

Liabilities are recognised at the amount that the Charity anticipates it will pay to settle the debt or the amount it has received as advanced payments for the goods or services it must provide.

Provisions are measured at the best estimate of the amounts required to settle the obligation. Where the effect of the time value of money is material, the provision is based on the present value of those amounts, discounted at the pre-tax discount rate that reflects the risks specific to the liability. The unwinding of the discount is recognised in the Statement of financial activities as a finance cost.

2.10 Financial instruments

The Charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

2.11 Pensions

The Charity operates a defined contribution pension scheme and the pension charge represents the amounts payable by the Charity to the fund in respect of the year.

2.12 Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the Trustees in furtherance of the general objectives of the Charity and which have not been designated for other purposes.

Designated funds comprise unrestricted funds that have been set aside by the Trustees for particular purposes. The aim and use of each designated fund is set out in the notes to the financial statements.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the Charity for particular purposes. The costs of raising and administering such funds are charged against the specific fund. The aim and use of each restricted fund is set out in the notes to the financial statements.

Investment income, gains and losses are allocated to the appropriate fund.

COOPER PATTINSON'S TRUST HOMES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 5 APRIL 2024

3. Critical accounting estimates and areas of judgment

Estimates and judgments are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Critical accounting estimates and assumptions:

The Charity makes estimates and assumptions concerning the future. The resulting accounting estimates and assumptions will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below.

Critical areas of judgment:

The entity receives rental income from its tenants. As a result, the Trustees have estimated that the most appropriate basis of support cost allocation is based upon properties. The costs of managing and maintaining the properties are considered as direct costs with other costs being allocated to support.

Establishing useful economic lives:

Establishing useful economic lives for the depreciation purposes of property, plant and equipment comprise a significant portion of the total fixed assets. The annual depreciation charge depends primarily on the estimated useful economic lives of each type of asset and estimates of residual values. The trustees regularly review these assets useful economic lives and change them as necessary to reflect current thinking on remaining lives in light of prospective economic utilisation and physical condition of the assets concerned. Changes in asset useful lives can have a significant impact on depreciation charges for the period. Details of the depreciation policies based on estimated useful economic lives are included in accounting policy note 2.5.

4. Income from donations and legacies

	Restricted funds 2024 £	Total funds 2024 £
Grants	8,000	8,000

A grant was received towards the refurbishment of a bungalow at RayRigg Gardens (2023 £20,000 towards boiler refurbishment at Hunter House).

	<i>Restricted funds 2023 £</i>	<i>Total funds 2023 £</i>
Grants	20,000	20,000

COOPER PATTINSON'S TRUST HOMES

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 5 APRIL 2024

5. Income from charitable activities

	Unrestricted funds 2024 £	Total funds 2024 £
Rental income	158,092	158,092

	<i>Unrestricted funds 2023 £</i>	<i>Total funds 2023 £</i>
Rental income	158,129	158,129

6. Investment income

	Unrestricted funds 2024 £	Total funds 2024 £
Bank interest receivable	2,867	2,867

	<i>Unrestricted funds 2023 £</i>	<i>Total funds 2023 £</i>
Bank interest receivable	936	936

7. Other incoming resources

	Unrestricted funds 2024 £	Total funds 2024 £
Miscellaneous income	2,840	2,840

COOPER PATTINSON'S TRUST HOMES

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 5 APRIL 2024

7. Other incoming resources (continued)

	<i>Unrestricted funds 2023 £</i>	<i>Total funds 2023 £</i>
Miscellaneous income	2,061	2,061

8. Analysis of expenditure on charitable activities

Summary by fund type

	Restricted funds 2024 £	Unrestricted funds 2024 £	Total 2024 £
Rental	14,180	117,843	132,023

	<i>Restricted funds 2023 £</i>	<i>Unrestricted funds 2023 £</i>	<i>Total 2023 £</i>
Rental	14,180	125,416	139,596

Summary by expenditure type

	Staff costs 2024 £	Other costs 2024 £	Total 2024 £
Rental	35,388	96,635	132,023

	<i>Staff costs 2023 £</i>	<i>Other costs 2023 £</i>	<i>Total 2023 £</i>
Rental	34,338	105,258	139,596

COOPER PATTINSON'S TRUST HOMES

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 5 APRIL 2024

9. Analysis of expenditure by activities

	Activities undertaken directly 2024 £	Support costs 2024 £	Total funds 2024 £
Rental	120,435	11,588	132,023
	<i>Activities undertaken directly 2023 £</i>	<i>Support costs 2023 £</i>	<i>Total funds 2023 £</i>
Rental	123,487	16,109	139,596

Analysis of direct costs

	Rental 2024 £	Total funds 2024 £
Staff costs	35,388	35,388
Depreciation	21,189	21,189
Rates and water	8,524	8,524
Heat and light	4,814	4,814
General insurance	4,351	4,351
Property repairs	24,165	24,165
Telephone	968	968
Gardening expenses	18,095	18,095
Christmas hampers	1,458	1,458
Assisted telephone services	1,483	1,483
	<u>120,435</u>	<u>120,435</u>

COOPER PATTINSON'S TRUST HOMES

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 5 APRIL 2024

9. Analysis of expenditure by activities (continued)

Analysis of direct costs (continued)

	<i>Rental 2023 £</i>	<i>Total funds 2023 £</i>
Staff costs	34,338	34,338
Depreciation	19,669	19,669
Rates and water	8,238	8,238
Heat and light	4,297	4,297
General insurance	3,768	3,768
Property repairs	32,298	32,298
Telephone	989	989
Garden expenses	17,164	17,164
Christmas hampers	1,383	1,383
Assisted telephone services	1,343	1,343
	<u>123,487</u>	<u>123,487</u>

Analysis of support costs

	Rental 2024 £	Total funds 2024 £
Advertising	875	875
General expenses	2,359	2,359
Subscriptions	1,708	1,708
Legal and professional fees	1,350	1,350
Bank charges	373	373
Independent examination and accountancy fees	4,440	4,440
Trustees indemnity insurance	483	483
	<u>11,588</u>	<u>11,588</u>

COOPER PATTINSON'S TRUST HOMES

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 5 APRIL 2024**

9. Analysis of expenditure by activities (continued)

Analysis of support costs (continued)

	<i>Rental</i> 2023 £	<i>Total</i> <i>funds</i> 2023 £
Advertising	1,000	1,000
General expenses	2,133	2,133
Subscriptions	570	570
Legal and professional fees	7,751	7,751
Bank charges	388	388
Independent examination and accountancy fees	3,784	3,784
Trustees indemnity insurance	483	483
	16,109	16,109

10. Staff costs

	2024 £	2023 £
Wages and salaries	34,000	33,000
Other pension costs	1,388	1,338
	35,388	34,338

The average number of persons employed by the Charity during the year was as follows:

	2024 No.	2023 <i>No.</i>
Average employees	1	<i>1</i>

No employee received remuneration amounting to more than £60,000 in either year.

11. Trustees' remuneration and expenses

During the year, no Trustees received any remuneration or other benefits (2023 - £NIL).

During the year ended 5 April 2024, no Trustee expenses have been incurred (2023 - £NIL).

COOPER PATTINSON'S TRUST HOMES

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 5 APRIL 2024

12. Tangible fixed assets

	Freehold property £	Office equipment £	Total £
Cost or valuation			
At 6 April 2023	1,090,085	54,434	1,144,519
Additions	19,779	2,306	22,085
At 5 April 2024	<u>1,109,864</u>	<u>56,740</u>	<u>1,166,604</u>
Depreciation			
At 6 April 2023	487,304	49,823	537,127
Charge for the year	20,016	1,173	21,189
At 5 April 2024	<u>507,320</u>	<u>50,996</u>	<u>558,316</u>
Net book value			
At 5 April 2024	<u>602,544</u>	<u>5,744</u>	<u>608,288</u>
<i>At 5 April 2023</i>	<u>602,781</u>	<u>4,611</u>	<u>607,392</u>

Included in land and buildings is freehold land at a valuation of £112,296 (2023 - £112,296) which is not depreciated.

13. Fixed asset investments

	Unlisted investments £
Cost or valuation	
At 6 April 2023	226,860
Additions	46,284
At 5 April 2024	<u>273,144</u>
Net book value	
At 5 April 2024	<u>273,144</u>
<i>At 5 April 2023</i>	<u>226,860</u>

COOPER PATTINSON'S TRUST HOMES

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 5 APRIL 2024

14. Debtors

	2024 £	2023 £
Due within one year		
Trade debtors	650	1,050
Prepayments and accrued income	1,735	1,510
	<u>2,385</u>	<u>2,560</u>

15. Creditors: Amounts falling due within one year

	2024 £	2023 £
Trade creditors	10,080	3,005
Other taxation and social security	1,682	1,634
Accruals and deferred income	10,390	10,090
	<u>22,152</u>	<u>14,729</u>

At the year end date deferred income amounting to £6,250 (2023 - £6,250) was included within accruals and deferred income.

COOPER PATTINSON'S TRUST HOMES

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 5 APRIL 2024

16. Statement of funds

Statement of funds - current year

	Balance at 6 April 2023 £	Income £	Expenditure £	Transfers in/out £	Balance at 5 April 2024 £
Unrestricted funds					
Designated funds					
Extraordinary repair fund	7,097	15,648	(9,675)	-	13,070
Cyclical maintenance fund	128,473	25,584	(7,985)	-	146,072
Building development fund	15,540	-	-	-	15,540
Repair and maintenance fund	59,116	17,664	(6,858)	-	69,922
	<u>210,226</u>	<u>58,896</u>	<u>(24,518)</u>	<u>-</u>	<u>244,604</u>
	Balance at 6 April 2023 £	Income £	Expenditure £	Transfers in/out £	Balance at 5 April 2024 £
General funds					
General Funds - all funds	239,808	104,903	(93,325)	8,000	259,386
	<u>450,034</u>	<u>163,799</u>	<u>(117,843)</u>	<u>8,000</u>	<u>503,990</u>
	Balance at 6 April 2023 £	Income £	Expenditure £	Transfers in/out £	Balance at 5 April 2024 £
Restricted funds					
Mrs G M Pattinson	12,027	-	(420)	-	11,607
Estate of Mrs A L Jequier (1)	256,829	-	(9,660)	-	247,169
Estate of Mrs A L Jequier (2)	96,360	-	(3,390)	-	92,970
Estate of Mrs A L Jequier (3)	17,032	-	(710)	-	16,322
Refurbishment fund	-	8,000	-	(8,000)	-
	<u>382,248</u>	<u>8,000</u>	<u>(14,180)</u>	<u>(8,000)</u>	<u>368,068</u>
Total of funds	<u>832,282</u>	<u>171,799</u>	<u>(132,023)</u>	<u>-</u>	<u>872,058</u>

COOPER PATTINSON'S TRUST HOMES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 5 APRIL 2024

16. Statement of funds (continued)

Restricted Funds

The resources expended on restricted funds represents a depreciation charge on the properties held within restricted funds. The purposes of the restricted funds are as follows:

Mrs G M Pattinson - provision of residential home.

Estate of Mrs A L Jequier (1) - provision of residential accomodation known as Hunter House.

Estate of Mrs A L Jequier (2) - provision of residential accomodation known as Llewellyn Cottages.

Estate of Mrs A L Jequier (3) - provision of funds for repair and improvements for Hunter House and Llewellyn Cottages (utilised for improvements).

Refurbishment/Boiler fund - Grant received towards the refurbishment of a bungalow at Rayrigg Gardens (2023 - provision of new boilers at Hunter House). The full amount of the grants were expended in line with the grant's terms and conditions hence the grant have been transferred to unrestricted funds via a transfer between funds to be amortised over the same period as the depreciation charge on the assets.

Designated Funds

The purposes of the designated funds are as follows:

The extraordinary repair fund is a reserve fund for future major repairs. The amount transferred out of unrestricted charitable funds is set at The Almshouses Association recommended minimum level of £652 per unit per annum. An amount of £15,648 (2023 - £14,736) has been allocated to the extraordinary repair fund from the general funds during the year.

The cyclical maintenance fund is a reserve fund to meet the cost of maintenance recurring at regular intervals, for example, internal and external redecoration and the cost of professional fees in respect of inspections. The amount transferred out of unrestricted charitable funds is set at The Almshouses Association recommended minimum level of £1,066 per unit per annum. An amount of £25,584 (2023 - £24,096) has been transferred to the cyclical maintenance fund from the general funds during the year in respect of refurbishment costs incurred.

The building development fund is a reserve fund to meet the cost of future building development work. No transfer from unrestricted charitable funds has been made during the current year.

The repair and maintenance fund represents amounts set aside to cover day to day routine maintenance work. The amount transferred out of unrestricted charitable funds is set at The Almshouses Association recommended minimum level of £736 per unit per annum. An amount of £17,664 (2023 - £16,632) has been transferred to the repair and maintenance fund from the general funds during the year.

COOPER PATTINSON'S TRUST HOMES

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 5 APRIL 2024

16. Statement of funds (continued)

	<i>Balance at 6 April 2022</i> £	<i>Income</i> £	<i>Expenditure</i> £	<i>Transfers in/out</i> £	<i>Balance at 5 April 2023</i> £
Unrestricted funds					
Designated funds					
Extraordinary repair fund	10,392	14,736	(18,031)	-	7,097
Cyclical maintenance fund	113,991	24,096	(9,614)	-	128,473
Building development fund	15,540	-	-	-	15,540
Repair and maintenance fund	47,137	16,632	(4,653)	-	59,116
	<u>187,060</u>	<u>55,464</u>	<u>(32,298)</u>	<u>-</u>	<u>210,226</u>
	<i>Balance at 6 April 2022</i> £	<i>Income</i> £	<i>Expenditure</i> £	<i>Transfers in/out</i> £	<i>Balance at 5 April 2023</i> £
General funds					
General Funds - all funds	207,264	105,662	(93,118)	20,000	239,808
	<u>394,324</u>	<u>161,126</u>	<u>(125,416)</u>	<u>20,000</u>	<u>450,034</u>
	<i>Balance at 6 April 2022</i> £	<i>Income</i> £	<i>Expenditure</i> £	<i>Transfers in/out</i> £	<i>Balance at 5 April 2023</i> £
Restricted funds					
Mrs G M Pattinson	12,447	-	(420)	-	12,027
Estate of Mrs A L Jequier (1)	266,489	-	(9,660)	-	256,829
Estate of Mrs A L Jequier (2)	99,750	-	(3,390)	-	96,360
Estate of Mrs A L Jequier (3)	17,742	-	(710)	-	17,032
Boiler fund	-	20,000	-	(20,000)	-
	<u>396,428</u>	<u>20,000</u>	<u>(14,180)</u>	<u>(20,000)</u>	<u>382,248</u>
	<i>Balance at 6 April 2022</i> £	<i>Income</i> £	<i>Expenditure</i> £	<i>Transfers in/out</i> £	<i>Balance at 5 April 2023</i> £
Total of funds	<u>790,752</u>	<u>181,126</u>	<u>(139,596)</u>	<u>-</u>	<u>832,282</u>

COOPER PATTINSON'S TRUST HOMES

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 5 APRIL 2024**

17. Summary of funds

Summary of funds - current year

	Balance at 6 April 2023 £	Income £	Expenditure £	Transfers in/out £	Balance at 5 April 2024 £
Designated funds	210,226	58,896	(24,518)	-	244,604
General funds	239,808	104,903	(93,325)	8,000	259,386
Restricted funds	382,248	8,000	(14,180)	(8,000)	368,068
	<u>832,282</u>	<u>171,799</u>	<u>(132,023)</u>	<u>-</u>	<u>872,058</u>

Summary of funds - prior year

	<i>Balance at 6 April 2022 £</i>	<i>Income £</i>	<i>Expenditure £</i>	<i>Transfers in/out £</i>	<i>Balance at 5 April 2023 £</i>
Designated funds	187,060	55,464	(32,298)	-	210,226
General funds	207,264	105,662	(93,118)	20,000	239,808
Restricted funds	396,428	20,000	(14,180)	(20,000)	382,248
	<u>790,752</u>	<u>181,126</u>	<u>(139,596)</u>	<u>-</u>	<u>832,282</u>

18. Analysis of net assets between funds

Analysis of net assets between funds - current period

	Restricted funds 2024 £	Unrestricted funds 2024 £	Total funds 2024 £
Tangible fixed assets	368,068	240,220	608,288
Fixed asset investments	-	273,144	273,144
Current assets	-	12,778	12,778
Creditors due within one year	-	(22,152)	(22,152)
Total	<u>368,068</u>	<u>503,990</u>	<u>872,058</u>

COOPER PATTINSON'S TRUST HOMES

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 5 APRIL 2024

18. Analysis of net assets between funds (continued)

Analysis of net assets between funds - prior period

	<i>Restricted funds 2023 £</i>	<i>Unrestricted funds 2023 £</i>	<i>Total funds 2023 £</i>
Tangible fixed assets	382,248	225,144	607,392
Fixed asset investments	-	226,860	226,860
Current assets	-	12,759	12,759
Creditors due within one year	-	(14,729)	(14,729)
Total	<u>382,248</u>	<u>450,034</u>	<u>832,282</u>

19. Pension commitments

During the year, the charity has paid over contributions into a defined contribution scheme totalling £1,388 (2023 - £1,338). At the balance sheet date £Nil (2023 - £Nil) was outstanding.

20. Related party transactions

During the year, the charity purchased Trustee indemnity insurance at a cost of £483 (2023 - £483).

COOPER PATTINSON'S TRUST HOMES

England & Wales - Charity number 502457

Accounts

COOPER PATTINSON'S TRUST HOMES
UNAUDITED
TRUSTEES' REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 5 APRIL 2023

COOPER PATTINSON'S TRUST HOMES

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COOPER PATTINSON'S TRUST HOMES

**REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY, ITS TRUSTEES AND ADVISERS
FOR THE YEAR ENDED 5 APRIL 2023**

Trustees	Mrs D R Matthews Mr P G Matthews Mr A D Bromley Mrs J L Sansom Mr D H Graham Mr M G P Matthews
Charity registered number	502457
Principal office	Rayrigg Estates Limited Rayrigg Road Windermere Cumbria LA23 1BW
Accountants	Armstrong Watson Audit Limited Chartered Accountants James Watson Montgomery Way Rosehill Carlisle Cumbria CA1 2UU
Bankers	National Westminster Bank Plc 2 High Street Windermere Cumbria LA23 1WY

COOPER PATTINSON'S TRUST HOMES

TRUSTEES' REPORT FOR THE YEAR ENDED 5 APRIL 2023

The Trustees present their annual report together with the financial statements of the Charity for the year 6 April 2022 to 5 April 2023.

Objectives and activities

a. Policies and objectives

The objective of the Charity is by charitable means but not otherwise, to provide and maintain dwelling houses, flats or other residential accommodation for the residence and use of persons who are aged or infirm, or unable to obtain employment because of ill health or other disability, but who are fully able to care for themselves and who are in need of financial assistance in the provision of suitable residential accommodation of the type provided by the Charity in the South Lakeland District and who are preferably:

- Christian Scientists, or
- persons who have resided in the South Lakeland District for at least fifteen years, or
- persons employed for at least ten years (whether or not continuously) by the late Thomas Cooper Pattinson of Rayrigg Hall, Windermere or by any member of his family or by any Company or business controlled or formerly controlled by him or them or any of them.

In setting objectives and planning for activities, the Trustees have given due consideration to general guidance published by the Charity Commission relating to public benefit, including the guidance 'Public benefit: running a charity (PB2)'.

b. Main activities undertaken to further the Charity's purposes for the 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 a variety of beneficiaries within South Lakeland District.

Achievements and performance

a. Main achievements of the Charity

During the year under review, the Trustees fulfilled their objectives by providing accommodation in 14 bungalows in Rayrigg Gardens, 8 flats in Hunter House and 2 bungalows designed specifically for the disabled known as Llewellyn Cottages. The only full-time employee is a resident manager for whom accommodation is provided in a separate manager's flat within Hunter House. There is also a part time gardener.

The financial statements show that the income of the Trust has been fully utilised in providing accommodation and warden support during the year, and in transferring sums to the designated funds recommended by the Almhouses Association.

The Trust has completed substantial refurbishment to some of its properties in recent years and strives to maintain a high level of standard within all of its accommodation. During the year a grant of £20,000 was received from the Auxilliary Committee for Retirement Homes Serving Christian Scientists towards new boilers at Hunter House.

The site formerly known as the Windermere Garden Centre has been leased to Lakeland Gardens Ltd.

COOPER PATTINSON'S TRUST HOMES

TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 5 APRIL 2023

Financial review

a. Going concern

After making appropriate enquiries, the Trustees have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. For this reason, they continue to adopt the going concern basis in preparing the financial statements.

b. Reserves policy

The Trustees have reviewed the level of reserves held by the Charity. The review encompassed the nature of the income and expenditure streams and the nature of the reserves held by the Charity.

The review concluded that to allow the Charity to be managed efficiently and to provide a buffer for uninterrupted service, a level of free reserves amounting to £100,000 should be maintained. This equates to approximately 14 months of unrestricted fund expenditure. The trustees believe that should the activities of the Charity cease they would require this amount of time in order to re-house all of the residents of the properties owned by the Charity.

The analysis of net assets between funds (note 18 in the financial statements) shows that unrestricted free reserves (i.e. excluding tangible fixed assets) amounted to £224,890 (2022 - £237,039) as of the balance sheet date.

c. Investment powers and restrictions

The Trustees have absolute discretion to invest in any stocks, funds, securities or investments authorised by law for the investment of trust funds or in the purchase, repair or improvement of any freehold or leasehold property whether or not required in whole or in part for occupation for the purposes of the Trust.

d. Risk management

The Trustees have considered the risks that face the charity through its operating activities and consider all risks when making decisions which affect the charity financially, strategically and operationally.

Structure, governance and management

a. Governing document

Cooper Pattinson's Trust Homes is administered from Rayrigg Road, Windermere, Cumbria, LA23 1BW and is registered as a charity number 502457 with the Charity Commissioners. It is constituted by a Deed of Trust dated 14 May 1973 as amended by an order of the Commissioners on 18 November 1999.

b. Methods of appointment or election of Trustees

The affairs of the Charity are managed and conducted by the Trustees who have full power to act in the name of and on behalf of the Charity in the furtherance of its objectives. The number of Trustees shall not exceed six and shall not be less than two. The power of appointing new Trustees is vested in the surviving or continuing Trustees for the time being.

c. Pay policy for key management personnel

The Trustees consider the Board of Trustees as comprising the key management personnel of the charity in charge of directing and controlling the charity and running and operating the charity on a day to day basis. All Trustees give of their time freely and no Trustee remuneration was paid in the year. Details of Trustee expenses and related party transactions are disclosed in note 19 to the accounts.

COOPER PATTINSON'S TRUST HOMES

TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 5 APRIL 2023

Plans for future periods

The Trust owns further land which may be available for future improvements or extensions to residents' facilities. The Trustees are building up reserves out of contributions from residents with a view to improving or extending the accommodation.

Statement of Trustees' responsibilities

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

The law applicable to charities in England & Wales requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Charity and of its incoming resources and application of resources, including its income and expenditure, for that period. In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles of the Charities SORP (FRS 102);
- make judgments and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards (FRS 102) have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Charity will continue in business.

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

Approved by order of the members of the board of Trustees and signed on their behalf by:



.....
Mrs D R Matthews
Trustee

Date: 14 March 2024

COOPER PATTINSON'S TRUST HOMES

INDEPENDENT EXAMINER'S REPORT FOR THE YEAR ENDED 5 APRIL 2023

Independent examiner's report to the Trustees of Cooper Pattinson's Trust Homes ('the Charity')

I report to the charity Trustees on my examination of the accounts of the Charity for the year ended 5 April 2023.

Responsibilities and basis of report

As the Trustees of the Charity you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the 2011 Act').

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

Independent examiner's statement

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

I understand that this has been done in order for the accounts to provide a true and fair view in accordance with the Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2015.

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

1. accounting records were not kept in respect of the Charity as required by section 130 of the 2011 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.

This report is made solely to the Charity's Trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. My work has been undertaken so that I might state to the Charity's Trustees those matters I am required to state to them in an Independent examiner's report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the Charity and the Charity's Trustees as a body, for my work or for this report.

Signed: 

Dated: 19 March 2024

Karen Rae

FCCA

Armstrong Watson Audit Limited

Chartered Accountants

Carlisle

COOPER PATTINSON'S TRUST HOMES

STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 5 APRIL 2023

	Note	Restricted funds 2023 £	Unrestricted funds 2023 £	Total funds 2023 £	Total funds 2022 £
Income from:					
Donations and legacies	4	20,000	-	20,000	-
Charitable activities	5	-	158,129	158,129	163,860
Investments	6	-	936	936	22
Other income	7	-	2,061	2,061	1,253
Total income		20,000	161,126	181,126	165,135
Expenditure on:					
Charitable activities	8	14,180	125,416	139,596	102,829
Total expenditure		14,180	125,416	139,596	102,829
Net income		5,820	35,710	41,530	62,306
Transfers between funds	16	(20,000)	20,000	-	-
Total transfers		(20,000)	20,000	-	-
Net movement in funds		(14,180)	55,710	41,530	62,306
Reconciliation of funds:					
Total funds brought forward		396,428	394,324	790,752	728,446
Net movement in funds		(14,180)	55,710	41,530	62,306
Total funds carried forward		382,248	450,034	832,282	790,752

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

The notes on pages 8 to 23 form part of these financial statements.

COOPER PATTINSON'S TRUST HOMES

BALANCE SHEET
AS AT 5 APRIL 2023

	Note	2023 £	2022 £
Fixed assets			
Tangible assets	12	607,392	553,713
Investments	13	226,860	239,334
		<u>834,252</u>	<u>793,047</u>
Current assets			
Debtors	14	2,560	1,746
Cash at bank and in hand		10,199	10,324
		<u>12,759</u>	<u>12,070</u>
Creditors: amounts falling due within one year	15	(14,729)	(14,365)
Net current liabilities		<u>(1,970)</u>	<u>(2,295)</u>
Total assets less current liabilities		<u>832,282</u>	<u>790,752</u>
Total net assets		<u>832,282</u>	<u>790,752</u>
Charity funds			
Restricted funds	16	382,248	396,428
Unrestricted funds	16	450,034	394,324
Total funds		<u>832,282</u>	<u>790,752</u>

The financial statements were approved and authorised for issue by the Trustees and signed on their behalf by:


.....
Mrs D R Matthews
Trustee

Date: 14 March 2024

The notes on pages 8 to 23 form part of these financial statements.

COOPER PATTINSON'S TRUST HOMES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 5 APRIL 2023

1. General information

Cooper Pattinson's Trust Homes is a charity registered in England and Wales. The charity number is 502457 and the registered address of the charity is Rayrigg Estates Limited, Rayrigg Road, Windermere, Cumbria LA23 1BW.

2. Accounting policies

2.1 Basis of preparation of financial statements

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

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair' view. This departure has involved following the Charities SORP (FRS 102) published in October 2019 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

Cooper Pattinson's Trust Homes meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

2.2 Income

All income is recognised once the Charity has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably.

Grants are included in the Statement of financial activities on a receivable basis. The balance of income received for specific purposes but not expended during the period is shown in the relevant funds on the Balance sheet. Where income is received in advance of entitlement of receipt, its recognition is deferred and included in creditors as deferred income. Where entitlement occurs before income is received, the income is accrued.

Income tax recoverable in relation to investment income is recognised at the time the investment income is receivable.

Other income is recognised in the period in which it is receivable and to the extent the goods have been provided or on completion of the service.

2.3 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges allocated on the portion of the asset's use.

Expenditure on charitable activities is incurred on directly undertaking the activities which further the Charity's objectives, as well as any associated support costs.

COOPER PATTINSON'S TRUST HOMES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 5 APRIL 2023

2. Accounting policies (continued)

2.3 Expenditure (continued)

All expenditure is inclusive of irrecoverable VAT.

2.4 Interest receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the Charity; this is normally upon notification of the interest paid or payable by the institution with whom the funds are deposited.

2.5 Tangible fixed assets and depreciation

Tangible fixed assets are initially recognised at cost. After recognition, under the cost model, tangible fixed assets are measured at cost less accumulated depreciation and any accumulated impairment losses. All costs incurred to bring a tangible fixed asset into its intended working condition should be included in the measurement of cost.

At each reporting date the Charity assesses whether there is any indication of impairment. If such indication exists, the recoverable amount of the asset is determined to be the higher of its fair value less costs to sell and its value in use. An impairment loss is recognised where the carrying amount exceeds the recoverable amount.

Depreciation is charged so as to allocate the cost of tangible fixed assets less their residual value over their estimated useful lives, .

Depreciation is provided on the following bases:

Freehold property	- 2% straight line
Furniture and equipment	- 20% straight line

The depreciation charged on freehold property is based on building costs of £900,000. Land is not depreciated.

2.6 Investments

Fixed asset investments are a form of financial instrument and are initially recognised at their transaction cost and subsequently measured at fair value at the Balance sheet date, unless the value cannot be measured reliably in which case it is measured at cost less impairment. Investment gains and losses, whether realised or unrealised, are combined and presented as 'Gains/(Losses) on investments' in the Statement of financial activities.

2.7 Debtors

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

2.8 Cash at bank and in hand

Cash at bank and in hand includes cash and short-term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

COOPER PATTINSON'S TRUST HOMES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 5 APRIL 2023

2. Accounting policies (continued)

2.9 Liabilities and provisions

Liabilities are recognised when there is an obligation at the Balance sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably.

Liabilities are recognised at the amount that the Charity anticipates it will pay to settle the debt or the amount it has received as advanced payments for the goods or services it must provide.

Provisions are measured at the best estimate of the amounts required to settle the obligation. Where the effect of the time value of money is material, the provision is based on the present value of those amounts, discounted at the pre-tax discount rate that reflects the risks specific to the liability. The unwinding of the discount is recognised in the Statement of financial activities as a finance cost.

2.10 Financial instruments

The Charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

2.11 Pensions

The Charity operates a defined contribution pension scheme and the pension charge represents the amounts payable by the Charity to the fund in respect of the year.

2.12 Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the Trustees in furtherance of the general objectives of the Charity and which have not been designated for other purposes.

Designated funds comprise unrestricted funds that have been set aside by the Trustees for particular purposes. The aim and use of each designated fund is set out in the notes to the financial statements.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the Charity for particular purposes. The costs of raising and administering such funds are charged against the specific fund. The aim and use of each restricted fund is set out in the notes to the financial statements.

Investment income, gains and losses are allocated to the appropriate fund.

COOPER PATTINSON'S TRUST HOMES

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 5 APRIL 2023**

3. Critical accounting estimates and areas of judgment

Estimates and judgments are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Critical accounting estimates and assumptions:

The Charity makes estimates and assumptions concerning the future. The resulting accounting estimates and assumptions will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below.

Critical areas of judgment:

The entity receives rental income from its tenants. As a result, the Trustees have estimated that the most appropriate basis of support cost allocation is based upon properties. The costs of managing and maintaining the properties are considered as direct costs with other costs being allocated to support.

Establishing useful economic lives:

Establishing useful economic lives for the depreciation purposes of property, plant and equipment comprise a significant portion of the total fixed assets. The annual depreciation charge depends primarily on the estimated useful economic lives of each type of asset and estimates of residual values. The trustees regularly review these assets useful economic lives and change them as necessary to reflect current thinking on remaining lives in light of prospective economic utilisation and physical condition of the assets concerned. Changes in asset useful lives can have a significant impact on depreciation charges for the period. Details of the depreciation policies based on estimated useful economic lives are included in accounting policy note 2.5.

4. Income from donations and legacies

	Restricted funds 2023 £	Total funds 2023 £	<i>Total funds 2022 £</i>
Grants	20,000	20,000	-

A grant was received towards boiler refurbishment at Hunter House.

5. Income from charitable activities

	Unrestricted funds 2023 £	Total funds 2023 £
Rental income	158,129	158,129

COOPER PATTINSON'S TRUST HOMES

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 5 APRIL 2023

5. Income from charitable activities (continued)

	<i>Unrestricted funds 2022 £</i>	<i>Total funds 2022 £</i>
Rental income	163,860	163,860
	<u>163,860</u>	<u>163,860</u>

6. Investment income

	Unrestricted funds 2023 £	Total funds 2023 £
Bank interest receivable	936	936
	<u>936</u>	<u>936</u>

	<i>Unrestricted funds 2022 £</i>	<i>Total funds 2022 £</i>
Bank interest receivable	22	22
	<u>22</u>	<u>22</u>

7. Other incoming resources

	Unrestricted funds 2023 £	Total funds 2023 £
Miscellaneous income	2,061	2,061
	<u>2,061</u>	<u>2,061</u>

	<i>Unrestricted funds 2022 £</i>	<i>Total funds 2022 £</i>
Miscellaneous income	1,253	1,253
	<u>1,253</u>	<u>1,253</u>

COOPER PATTINSON'S TRUST HOMES

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 5 APRIL 2023

8. Analysis of expenditure on charitable activities

Summary by fund type

	Restricted funds 2023 £	Unrestricted funds 2023 £	Total 2023 £
Rental	14,180	125,416	139,596

	<i>Restricted funds 2022 £</i>	<i>Unrestricted funds 2022 £</i>	<i>Total 2022 £</i>
Rental	14,180	88,649	102,829

Summary by expenditure type

	Staff costs 2023 £	Other costs 2023 £	Total 2023 £
Rental	34,338	105,258	139,596

	<i>Staff costs 2022 £</i>	<i>Other costs 2022 £</i>	<i>Total 2022 £</i>
Rental	32,763	70,066	102,829

9. Analysis of expenditure by activities

	Activities undertaken directly 2023 £	Support costs 2023 £	Total funds 2023 £
Rental	123,487	16,109	139,596

COOPER PATTINSON'S TRUST HOMES

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 5 APRIL 2023

9. Analysis of expenditure by activities (continued)

	<i>Activities undertaken directly 2022 £</i>	<i>Support costs 2022 £</i>	<i>Total funds 2022 £</i>
Rental	96,121	6,708	102,829

Analysis of direct costs

	Rental 2023 £	Total funds 2023 £
Staff costs	34,338	34,338
Depreciation	19,669	19,669
Rates and water	8,238	8,238
Heat and light	4,297	4,297
General insurance	3,768	3,768
Property repairs	32,298	32,298
Telephone	989	989
Gardening expenses	17,164	17,164
Christmas hampers	1,383	1,383
Assisted telephone services	1,343	1,343
	<u>123,487</u>	<u>123,487</u>

COOPER PATTINSON'S TRUST HOMES

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 5 APRIL 2023**

9. Analysis of expenditure by activities (continued)

Analysis of direct costs (continued)

	<i>Rental 2022 £</i>	<i>Total funds 2022 £</i>
Staff costs	32,763	32,763
Depreciation	18,508	18,508
Rates and water	9,834	9,834
Light and heat	2,825	2,825
Insurance	3,623	3,623
Repairs and maintenance	11,165	11,165
Telephone	729	729
Garden expenses	14,465	14,465
Christmas hampers	906	906
Assisted telephone service	1,303	1,303
	<hr/>	<hr/>
	96,121	96,121
	<hr/> <hr/>	<hr/> <hr/>

Analysis of support costs

	Rental 2023 £	Total funds 2023 £
Advertising	1,000	1,000
General expenses	2,133	2,133
Subscriptions	570	570
Legal and professional fees	7,751	7,751
Bank charges	388	388
Independent examination and accountancy fees	3,784	3,784
Trustees indemnity insurance	483	483
	<hr/>	<hr/>
	16,109	16,109
	<hr/> <hr/>	<hr/> <hr/>

COOPER PATTINSON'S TRUST HOMES

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 5 APRIL 2023

9. Analysis of expenditure by activities (continued)

Analysis of support costs (continued)

	Rental 2022 £	Total funds 2022 £
Advertising	289	289
General expenses	2,209	2,209
Subscriptions	945	945
Legal and professional	2,747	2,747
Bank charges	147	147
Independent examination and accountancy fees	3,525	3,525
Administration fees	(3,637)	(3,637)
Trustee indemnity insurance	483	483
	<u>6,708</u>	<u>6,708</u>

10. Staff costs

	2023 £	2022 £
Wages and salaries	33,000	32,000
Other pension costs	1,338	763
	<u>34,338</u>	<u>32,763</u>

The average number of persons employed by the Charity during the year was as follows:

	2023 No.	2022 No.
Average employees	<u>1</u>	<u>1</u>

No employee received remuneration amounting to more than £60,000 in either year.

11. Trustees' remuneration and expenses

During the year, no Trustees received any remuneration or other benefits (2022 - £NIL).

During the year ended 5 April 2023, no Trustee expenses have been incurred (2022 - £NIL).

COOPER PATTINSON'S TRUST HOMES

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 5 APRIL 2023

12. Tangible fixed assets

	Freehold property £	Office equipment £	Total £
Cost or valuation			
At 6 April 2022	1,020,578	50,593	1,071,171
Additions	69,507	3,841	73,348
At 5 April 2023	<u>1,090,085</u>	<u>54,434</u>	<u>1,144,519</u>
Depreciation			
At 6 April 2022	468,331	49,127	517,458
Charge for the year	18,973	696	19,669
At 5 April 2023	<u>487,304</u>	<u>49,823</u>	<u>537,127</u>
Net book value			
At 5 April 2023	<u>602,781</u>	<u>4,611</u>	<u>607,392</u>
At 5 April 2022	<u>552,247</u>	<u>1,466</u>	<u>553,713</u>

Included in land and buildings is freehold land at a valuation of £112,296 (2022 - £112,296) which is not depreciated.

13. Fixed asset investments

	Unlisted investments £
Cost or valuation	
At 6 April 2022	239,334
Additions	33
Disposals	(12,507)
At 5 April 2023	<u>226,860</u>
Net book value	
At 5 April 2023	<u>226,860</u>
At 5 April 2022	<u>239,334</u>

COOPER PATTINSON'S TRUST HOMES

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 5 APRIL 2023**

14. Debtors

	2023	2022
	£	£
Due within one year		
Trade debtors	1,050	-
Prepayments and accrued income	1,510	1,746
	<u>2,560</u>	<u>1,746</u>
	<u><u>2,560</u></u>	<u><u>1,746</u></u>

15. Creditors: Amounts falling due within one year

	2023	2022
	£	£
Trade creditors	3,005	2,615
Other taxation and social security	1,634	1,484
Other creditors	-	1,706
Accruals and deferred income	10,090	8,560
	<u>14,729</u>	<u>14,365</u>
	<u><u>14,729</u></u>	<u><u>14,365</u></u>

At the year end date deferred income amounting to £6,250 (2022 - £5,000) was included within accruals and deferred income.

COOPER PATTINSON'S TRUST HOMES

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 5 APRIL 2023

16. Statement of funds

Statement of funds - current year

	Balance at 6 April 2022 £	Income £	Expenditure £	Transfers in/out £	Balance at 5 April 2023 £
Unrestricted funds					
Designated funds					
Extraordinary repair fund	10,392	14,736	(18,031)	-	7,097
Cyclical maintenance fund	113,991	24,096	(9,614)	-	128,473
Building development fund	15,540	-	-	-	15,540
Repair and maintenance fund	47,137	16,632	(4,653)	-	59,116
	<u>187,060</u>	<u>55,464</u>	<u>(32,298)</u>	<u>-</u>	<u>210,226</u>
	Balance at 6 April 2022 £	Income £	Expenditure £	Transfers in/out £	Balance at 5 April 2023 £
General funds					
General Funds - all funds	207,264	105,662	(93,118)	20,000	239,808
Total Unrestricted funds	<u>394,324</u>	<u>161,126</u>	<u>(125,416)</u>	<u>20,000</u>	<u>450,034</u>
	Balance at 6 April 2022 £	Income £	Expenditure £	Transfers in/out £	Balance at 5 April 2023 £
Restricted funds					
Mrs G M Pattinson	12,447	-	(420)	-	12,027
Estate of Mrs A L Jequier (1)	266,489	-	(9,660)	-	256,829
Estate of Mrs A L Jequier (2)	99,750	-	(3,390)	-	96,360
Estate of Mrs A L Jequier (3)	17,742	-	(710)	-	17,032
Boiler fund	-	20,000	-	(20,000)	-
	<u>396,428</u>	<u>20,000</u>	<u>(14,180)</u>	<u>(20,000)</u>	<u>382,248</u>
Total of funds	<u><u>790,752</u></u>	<u><u>181,126</u></u>	<u><u>(139,596)</u></u>	<u><u>-</u></u>	<u><u>832,282</u></u>

COOPER PATTINSON'S TRUST HOMES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 5 APRIL 2023

16. Statement of funds (continued)

Restricted Funds

The resources expended on restricted funds represents a depreciation charge on the properties held within restricted funds. The purposes of the restricted funds are as follows:

Mrs G M Pattinson - provision of residential home.

Estate of Mrs A L Jequier (1) - provision of residential accommodation known as Hunter House.

Estate of Mrs A L Jequier (2) - provision of residential accommodation known as Llewellyn Cottages.

Estate of Mrs A L Jequier (3) - provision of funds for repair and improvements for Hunter House and Llewellyn Cottages (utilised for improvements).

Boiler fund - provision of new boilers at Hunter House. The full amount of the grant was expended in line with the grant's terms and conditions hence the grant has been transferred to unrestricted funds via a transfer between funds to be amortised over the same period as the depreciation charge on the assets.

Designated Funds

The purposes of the designated funds are as follows:

The extraordinary repair fund is a reserve fund for future major repairs. The amount transferred out of unrestricted charitable funds is set at The Almshouses Association recommended minimum level of £614 per unit per annum. An amount of £14,736 has been allocated to the extraordinary repair fund from the general funds during the year.

The cyclical maintenance fund is a reserve fund to meet the cost of maintenance recurring at regular intervals, for example, internal and external redecoration and the cost of professional fees in respect of inspections. The amount transferred out of unrestricted charitable funds is set at The Almshouses Association recommended minimum level of £1,004 per unit per annum. An amount of £24,096 has been transferred to the cyclical maintenance fund from the general funds during the year in respect of refurbishment costs incurred.

The building development fund is a reserve fund to meet the cost of future building development work. No transfer from unrestricted charitable funds has been made during the current year.

The repair and maintenance fund represents amounts set aside to cover day to day routine maintenance work. The amount transferred out of unrestricted charitable funds is set at The Almshouses Association recommended minimum level of £693 per unit per annum. An amount of £16,632 has been transferred to the repair and maintenance fund from the general funds during the year.

COOPER PATTINSON'S TRUST HOMES

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 5 APRIL 2023

16. Statement of funds (continued)

	<i>Balance at 6 April 2021</i>	<i>Income</i>	<i>Expenditure</i>	<i>Balance at 5 April 2022</i>
	£	£	£	£
Unrestricted funds				
Designated funds				
Extraordinary repair fund	-	13,176	(2,784)	10,392
Cyclical maintenance fund	97,496	21,552	(5,057)	113,991
Building development fund	15,540	-	-	15,540
Repair and maintenance fund	35,581	14,880	(3,324)	47,137
	<u>148,617</u>	<u>49,608</u>	<u>(11,165)</u>	<u>187,060</u>
	<i>Balance at 6 April 2021</i>	<i>Income</i>	<i>Expenditure</i>	<i>Balance at 5 April 2022</i>
	£	£	£	£
General funds				
General Funds - all funds	169,221	115,527	(77,484)	207,264
	<u>169,221</u>	<u>115,527</u>	<u>(77,484)</u>	<u>207,264</u>
Total Unrestricted funds	<u>317,838</u>	<u>165,135</u>	<u>(88,649)</u>	<u>394,324</u>
	<i>Balance at 6 April 2021</i>	<i>Income</i>	<i>Expenditure</i>	<i>Balance at 5 April 2022</i>
	£	£	£	£
Restricted funds				
Mrs G M Pattinson	12,867	-	(420)	12,447
Estate of Mrs A L Jequier (1)	276,149	-	(9,660)	266,489
Estate of Mrs A L Jequier (2)	103,140	-	(3,390)	99,750
Estate of Mrs A L Jequier (3)	18,452	-	(710)	17,742
	<u>410,608</u>	<u>-</u>	<u>(14,180)</u>	<u>396,428</u>
Total of funds	<u><u>728,446</u></u>	<u><u>165,135</u></u>	<u><u>(102,829)</u></u>	<u><u>790,752</u></u>

COOPER PATTINSON'S TRUST HOMES

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 5 APRIL 2023

17. Summary of funds

Summary of funds - current year

	Balance at 6 April 2022 £	Income £	Expenditure £	Transfers in/out £	Balance at 5 April 2023 £
Designated funds	187,060	55,464	(32,298)	-	210,226
General funds	207,264	105,662	(93,118)	20,000	239,808
Restricted funds	396,428	20,000	(14,180)	(20,000)	382,248
	<u>790,752</u>	<u>181,126</u>	<u>(139,596)</u>	<u>-</u>	<u>832,282</u>

Summary of funds - prior year

	Balance at 6 April 2021 £	Income £	Expenditure £	Balance at 5 April 2022 £
Designated funds	148,617	49,608	(11,165)	187,060
General funds	169,221	115,527	(77,484)	207,264
Restricted funds	410,608	-	(14,180)	396,428
	<u>728,446</u>	<u>165,135</u>	<u>(102,829)</u>	<u>790,752</u>

18. Analysis of net assets between funds

Analysis of net assets between funds - current year

	Restricted funds 2023 £	Unrestricted funds 2023 £	Total funds 2023 £
Tangible fixed assets	382,248	225,144	607,392
Fixed asset investments	-	226,860	226,860
Current assets	-	12,759	12,759
Creditors due within one year	-	(14,729)	(14,729)
Total	<u>382,248</u>	<u>450,034</u>	<u>832,282</u>

COOPER PATTINSON'S TRUST HOMES

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 5 APRIL 2023**

18. Analysis of net assets between funds (continued)

Analysis of net assets between funds - prior year

	<i>Restricted funds 2022 £</i>	<i>Unrestricted funds 2022 £</i>	<i>Total funds 2022 £</i>
Tangible fixed assets	396,428	157,285	553,713
Fixed asset investments	-	239,334	239,334
Current assets	-	12,070	12,070
Creditors due within one year	-	(14,365)	(14,365)
	396,428	394,324	790,752
Total	396,428	394,324	790,752

19. Pension commitments

During the year, the charity has paid over contributions into a defined contribution scheme totalling £1,338 (2022 - £763). At the balance sheet date £Nil (2022 - £Nil) was outstanding.

20. Related party transactions

During the year, the charity purchased Trustee indemnity insurance at a cost of £483 (2022 - £483).

COOPER PATTINSON'S TRUST HOMES

England & Wales - Charity number 502457

Accounts

COOPER PATTINSON'S TRUST HOMES
UNAUDITED
TRUSTEES' REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 5 APRIL 2022

COOPER PATTINSON'S TRUST HOMES

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COOPER PATTINSON'S TRUST HOMES

**REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY, ITS TRUSTEES AND ADVISERS
FOR THE YEAR ENDED 5 APRIL 2022**

Trustees	Mrs D R Matthews Mr P G Matthews Mr A D Bromley Mrs J L Sansom Mr D H Graham Mr M G P Matthews
Charity registered number	502457
Principal office	Rayrigg Estates Limited Rayrigg Road Windermere Cumbria LA23 1BW
Accountants	Armstrong Watson Audit Limited Chartered Accountants Fairview House Victoria Place Carlisle Cumbria CA1 1HP
Bankers	National Westminster Bank Plc 2 High Street Windermere Cumbria LA23 1WY

COOPER PATTINSON'S TRUST HOMES

TRUSTEES' REPORT FOR THE YEAR ENDED 5 APRIL 2022

The Trustees present their annual report together with the financial statements of the Charity for the year 6 April 2021 to 5 April 2022.

Objectives and activities

a. Policies and objectives

The objective of the Charity is by charitable means but not otherwise, to provide and maintain dwelling houses, flats or other residential accommodation for the residence and use of persons who are aged or infirm, or unable to obtain employment because of ill health or other disability, but who are fully able to care for themselves and who are in need of financial assistance in the provision of suitable residential accommodation of the type provided by the Charity in the South Lakeland District and who are preferably:

- Christian Scientists, or
- persons who have resided in the South Lakeland District for at least fifteen years, or
- persons employed for at least ten years (whether or not continuously) by the late Thomas Cooper Pattinson of Rayrigg Hall, Windermere or by any member of his family or by any Company or business controlled or formerly controlled by him or them or any of them.

In setting objectives and planning for activities, the Trustees have given due consideration to general guidance published by the Charity Commission relating to public benefit, including the guidance 'Public benefit: running a charity (PB2)'.

b. Main activities undertaken to further the Charity's purposes for the 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 a variety of beneficiaries within South Lakeland District.

Achievements and performance

a. Main achievements of the Charity

During the year under review, the Trustees fulfilled their objectives by providing accommodation in 14 bungalows in Rayrigg Gardens, 8 flats in Hunter House and 2 bungalows designed specifically for the disabled known as Llewellyn Cottages. The only full-time employee is a resident warden for whom accommodation is provided in a separate warden's flat within Hunter House. There is also a part time assistant warden and a part time gardener.

The financial statements show that the income of the Trust has been fully utilised in providing accommodation and warden support during the year, and in transferring sums to the designated funds recommended by the Almshouses Association.

The Trust has completed substantial refurbishment to some of its properties in recent years and strives to maintain a high level of standard within all of its accommodation.

The site formerly known as the Windermere Garden Centre has been leased to Lakeland Gardens Ltd.

Financial review

a. Going concern

After making appropriate enquiries, the Trustees have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. For this reason, they continue to adopt the going concern basis in preparing the financial statements.

COOPER PATTINSON'S TRUST HOMES

TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 5 APRIL 2022

b. Reserves policy

The Trustees have reviewed the level of reserves held by the Charity. The review encompassed the nature of the income and expenditure streams and the nature of the reserves held by the Charity.

The review concluded that to allow the Charity to be managed efficiently and to provide a buffer for uninterrupted service, a level of free reserves amounting to £100,000 should be maintained. This equates to approximately 14 months of unrestricted fund expenditure. The trustees believe that should the activities of the Charity cease they would require this amount of time in order to re-house all of the residents of the properties owned by the Charity.

The analysis of net assets between funds (note 17 in the financial statements) shows that unrestricted free reserves (i.e. excluding tangible fixed assets) amounted to £157,285 (2021 - £165,767) as at the balance sheet date.

c. Investment powers and restrictions

The Trustees have absolute discretion to invest in any stocks, funds, securities or investments authorised by law for the investment of trust funds or in the purchase, repair or improvement of any freehold or leasehold property whether or not required in whole or in part for occupation for the purposes of the Trust.

d. Risk management

The Trustees have considered the risks that face the charity through its operating activities and consider all risks when making decisions which affect the charity financially, strategically and operationally.

Structure, governance and management

a. Governing document

Cooper Pattinson's Trust Homes is administered from Rayrigg Road, Windermere, Cumbria, LA23 1BW and is registered as a charity number 502457 with the Charity Commissioners. It is constituted by a Deed of Trust dated 14 May 1973 as amended by an order of the Commissioners on 18 November 1999.

b. Methods of appointment or election of Trustees

The affairs of the Charity are managed and conducted by the Trustees who have full power to act in the name of and on behalf of the Charity in the furtherance of its objectives. The number of Trustees shall not exceed six and shall not be less than two. The power of appointing new Trustees is vested in the surviving or continuing Trustees for the time being.

c. Pay policy for key management personnel

The Trustees consider the Board of Trustees as comprising the key management personnel of the charity in charge of directing and controlling the charity and running and operating the charity on a day to day basis. All Trustees give of their time freely and no Trustee remuneration was paid in the year. Details of Trustee expenses and related party transactions are disclosed in note 19 to the accounts.

Plans for future periods

The Trust owns further land which may be available for future improvements or extensions to residents' facilities. The Trustees are building up reserves out of contributions from residents with a view to improving or extending the accommodation.

COOPER PATTINSON'S TRUST HOMES

TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 5 APRIL 2022

Statement of Trustees' responsibilities

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

The law applicable to charities in England & Wales requires the Trustees to prepare financial statements for each financial which give a true and fair view of the state of affairs of the Charity and of its incoming resources and application of resources, including its income and expenditure, for that period. In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles of the Charities SORP (FRS 102);
- make judgments and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards (FRS 102) have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Charity will continue in business.

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

Approved by order of the members of the board of Trustees and signed on their behalf by:


.....
Mrs D R Matthews
Trustee

Date: 9th February 2024

COOPER PATTINSON'S TRUST HOMES

**INDEPENDENT EXAMINER'S REPORT
FOR THE YEAR ENDED 5 APRIL 2022**

Independent examiner's report to the Trustees of Cooper Pattinson's Trust Homes ('the Charity')

I report to the charity Trustees on my examination of the accounts of the Charity for the year ended 5 April 2022.

Responsibilities and basis of report

As the Trustees of the Charity you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the 2011 Act').

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

Independent examiner's statement

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

I understand that this has been done in order for the accounts to provide a true and fair view in accordance with the Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2015.

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

1. accounting records were not kept in respect of the Charity as required by section 130 of the 2011 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.

This report is made solely to the Charity's Trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. My work has been undertaken so that I might state to the Charity's Trustees those matters I am required to state to them in an Independent examiner's report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the Charity and the Charity's Trustees as a body, for my work or for this report.

Signed: 

Karen Rae

Dated: 16 February 2024

FCCA

Armstrong Watson Audit Limited

Chartered Accountants

Carlisle

COOPER PATTINSON'S TRUST HOMES

STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 5 APRIL 2022

	Note	Restricted funds 2022 £	Unrestricted funds 2022 £	Total funds 2022 £	Total funds 2021 £
Income from:					
Charitable activities	4	-	163,860	163,860	129,330
Investments	5	-	22	22	332
Other income	6	-	1,253	1,253	984
Total income		-	165,135	165,135	130,646
Expenditure on:					
Charitable activities	7	14,180	88,649	102,829	189,575
Total expenditure		14,180	88,649	102,829	189,575
Net movement in funds		(14,180)	76,486	62,306	(58,929)
Reconciliation of funds:					
Total funds brought forward		410,608	317,838	728,446	787,375
Net movement in funds		(14,180)	76,486	62,306	(58,929)
Total funds carried forward		396,428	394,324	790,752	728,446

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

The notes on pages 8 to 21 form part of these financial statements.

COOPER PATTINSON'S TRUST HOMES

BALANCE SHEET
AS AT 5 APRIL 2022

	Note	2022 £	2021 £
Fixed assets			
Tangible assets	11	553,713	562,679
Investments	12	239,334	186,231
		<u>793,047</u>	<u>748,910</u>
Current assets			
Debtors	13	1,746	2,375
Cash at bank and in hand		10,324	9,844
		<u>12,070</u>	<u>12,219</u>
Creditors: amounts falling due within one year	14	(14,365)	(32,683)
Net current liabilities		<u>(2,295)</u>	<u>(20,464)</u>
Total assets less current liabilities		<u>790,752</u>	<u>728,446</u>
Total net assets		<u><u>790,752</u></u>	<u><u>728,446</u></u>
Charity funds			
Restricted funds	15	396,428	410,608
Unrestricted funds	15	394,324	317,838
Total funds		<u><u>790,752</u></u>	<u><u>728,446</u></u>

The financial statements were approved and authorised for issue by the Trustees and signed on their behalf by:


.....
Mrs D R Matthews
Trustee

Date: 9th February 2022

The notes on pages 8 to 21 form part of these financial statements.

COOPER PATTINSON'S TRUST HOMES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 5 APRIL 2022

1. General information

Cooper Pattinson's Trust Homes is a charity registered in England and Wales. The charity number is 502457 and the registered address of the charity is Rayrigg Estates Limited, Rayrigg Road, Windermere, Cumbria LA23 1BW.

2. Accounting policies

2.1 Basis of preparation of financial statements

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

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair' view. This departure has involved following the Charities SORP (FRS 102) published in October 2019 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

Cooper Pattinson's Trust Homes meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

2.2 Income

All income is recognised once the Charity has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably.

Income tax recoverable in relation to investment income is recognised at the time the investment income is receivable.

Other income is recognised in the period in which it is receivable and to the extent the goods have been provided or on completion of the service.

2.3 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges allocated on the portion of the asset's use.

Expenditure on charitable activities is incurred on directly undertaking the activities which further the Charity's objectives, as well as any associated support costs.

All expenditure is inclusive of irrecoverable VAT.

COOPER PATTINSON'S TRUST HOMES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 5 APRIL 2022

2. Accounting policies (continued)

2.4 Interest receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the Charity; this is normally upon notification of the interest paid or payable by the institution with whom the funds are deposited.

2.5 Tangible fixed assets and depreciation

Tangible fixed assets are initially recognised at cost. After recognition, under the cost model, tangible fixed assets are measured at cost less accumulated depreciation and any accumulated impairment losses. All costs incurred to bring a tangible fixed asset into its intended working condition should be included in the measurement of cost.

At each reporting date the Charity assesses whether there is any indication of impairment. If such indication exists, the recoverable amount of the asset is determined to be the higher of its fair value less costs to sell and its value in use. An impairment loss is recognised where the carrying amount exceeds the recoverable amount.

Depreciation is charged so as to allocate the cost of tangible fixed assets less their residual value over their estimated useful lives, .

Depreciation is provided on the following bases:

Freehold property	- 2% straight line
Furniture and equipment	- 20% straight line

The depreciation charged on freehold property is based on building costs of £900,000. Land is not depreciated.

2.6 Investments

Fixed asset investments are a form of financial instrument and are initially recognised at their transaction cost and subsequently measured at fair value at the Balance sheet date, unless the value cannot be measured reliably in which case it is measured at cost less impairment. Investment gains and losses, whether realised or unrealised, are combined and presented as 'Gains/(Losses) on investments' in the Statement of financial activities.

2.7 Debtors

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

2.8 Cash at bank and in hand

Cash at bank and in hand includes cash and short-term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

COOPER PATTINSON'S TRUST HOMES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 5 APRIL 2022

2. Accounting policies (continued)

2.9 Liabilities and provisions

Liabilities are recognised when there is an obligation at the Balance sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably.

Liabilities are recognised at the amount that the Charity anticipates it will pay to settle the debt or the amount it has received as advanced payments for the goods or services it must provide.

Provisions are measured at the best estimate of the amounts required to settle the obligation. Where the effect of the time value of money is material, the provision is based on the present value of those amounts, discounted at the pre-tax discount rate that reflects the risks specific to the liability. The unwinding of the discount is recognised in the Statement of financial activities as a finance cost.

2.10 Financial instruments

The Charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

2.11 Pensions

The Charity operates a defined contribution pension scheme and the pension charge represents the amounts payable by the Charity to the fund in respect of the year.

2.12 Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the Trustees in furtherance of the general objectives of the Charity and which have not been designated for other purposes.

Designated funds comprise unrestricted funds that have been set aside by the Trustees for particular purposes. The aim and use of each designated fund is set out in the notes to the financial statements.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the Charity for particular purposes. The costs of raising and administering such funds are charged against the specific fund. The aim and use of each restricted fund is set out in the notes to the financial statements.

Investment income, gains and losses are allocated to the appropriate fund.

COOPER PATTINSON'S TRUST HOMES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 5 APRIL 2022

3. Critical accounting estimates and areas of judgment

Estimates and judgments are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Critical accounting estimates and assumptions:

The Charity makes estimates and assumptions concerning the future. The resulting accounting estimates and assumptions will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below.

Critical areas of judgment:

The entity receives rental income from its tenants. As a result, the Trustees have estimated that the most appropriate basis of support cost allocation is based upon properties. The costs of managing and maintaining the properties are considered as direct costs with other costs being allocated to support.

Establishing useful economic lives:

Establishing useful economic lives for the depreciation purposes of property, plant and equipment comprise a significant portion of the total fixed assets. The annual depreciation charge depends primarily on the estimated useful economic lives of each type of asset and estimates of residual values. The trustees regularly review these assets useful economic lives and change them as necessary to reflect current thinking on remaining lives in light of prospective economic utilisation and physical condition of the assets concerned. Changes in asset useful lives can have a significant impact on depreciation charges for the period. Details of the depreciation policies based on estimated useful economic lives are included in accounting policy note 2.5.

4. Income from charitable activities

	Unrestricted funds 2022 £	Total funds 2022 £
Rental income	163,860	163,860
	<hr/> <hr/>	<hr/> <hr/>
	<i>Unrestricted funds 2021 £</i>	<i>Total funds 2021 £</i>
Rental income	129,330	129,330
	<hr/> <hr/>	<hr/> <hr/>

COOPER PATTINSON'S TRUST HOMES

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 5 APRIL 2022

5. Investment income

	Unrestricted funds 2022 £	Total funds 2022 £
Bank interest receivable	22	22

	<i>Unrestricted funds 2021 £</i>	<i>Total funds 2021 £</i>
Bank interest receivable	332	332

6. Other incoming resources

	Unrestricted funds 2022 £	Total funds 2022 £
Miscellaneous income	1,253	1,253

	<i>Unrestricted funds 2021 £</i>	<i>Total funds 2021 £</i>
Miscellaneous income	984	984

7. Analysis of expenditure on charitable activities

Summary by fund type

	Restricted funds 2022 £	Unrestricted funds 2022 £	Total 2022 £
Rental	14,180	88,649	102,829

COOPER PATTINSON'S TRUST HOMES

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 5 APRIL 2022

7. Analysis of expenditure on charitable activities (continued)

Summary by fund type (continued)

	<i>Restricted funds 2021 £</i>	<i>Unrestricted funds 2021 £</i>	<i>Total 2021 £</i>
Rental	14,180	175,395	189,575

Summary by expenditure type

	Staff costs 2022 £	Other costs 2022 £	Total 2022 £
Rental	32,763	70,066	102,829

	<i>Staff costs 2021 £</i>	<i>Other costs 2021 £</i>	<i>Total 2021 £</i>
Rental	30,713	158,862	189,575

8. Analysis of expenditure by activities

	Activities undertaken directly 2022 £	Support costs 2022 £	Total funds 2022 £
Rental	96,121	6,708	102,829

	<i>Activities undertaken directly 2021 £</i>	<i>Support costs 2021 £</i>	<i>Total funds 2021 £</i>
Rental	171,152	18,423	189,575

COOPER PATTINSON'S TRUST HOMES

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 5 APRIL 2022

8. Analysis of expenditure by activities (continued)

Analysis of direct costs

	Rental 2022 £	Total funds 2022 £
Staff costs	32,763	32,763
Depreciation	18,508	18,508
Rates	9,834	9,834
Heat and light	2,825	2,825
General insurance	3,623	3,623
Property repairs	11,165	11,165
Telephone	729	729
Gardening expenses	14,465	14,465
Christmas hampers	906	906
Assisted telephone services	1,303	1,303
	<u>96,121</u>	<u>96,121</u>

	<i>Rental</i> 2021 £	<i>Total</i> <i>funds</i> 2021 £
Staff costs	30,713	30,713
Depreciation	18,152	18,152
Rates and water	19,811	19,811
Light and heat	3,565	3,565
Insurance	3,644	3,644
Repairs and maintenance	75,121	75,121
Telephone	700	700
Garden expenses	17,226	17,226
Christmas Hampers	947	947
Assisted telephone service	1,273	1,273
	<u>171,152</u>	<u>171,152</u>

COOPER PATTINSON'S TRUST HOMES

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 5 APRIL 2022

8. Analysis of expenditure by activities (continued)

Analysis of support costs

	Rental 2022 £	Total funds 2022 £
Advertising	289	289
General expenses	2,209	2,209
Subscriptions	945	945
Legal and professional fees	2,747	2,747
Bank charges	147	147
Independent examination and accountancy fees	3,525	3,525
Administration expenses	(3,637)	(3,637)
Trustees indemnity insurance	483	483
	<u>6,708</u>	<u>6,708</u>

	<i>Rental</i> 2021 £	<i>Total</i> <i>funds</i> 2021 £
Advertising	1,289	1,289
General expenses	4,492	4,492
Subscriptions	313	313
Legal and professional	2,809	2,809
Bank charges	368	368
Independent examination and accountancy fees	3,275	3,275
Under/(over) accrual of accountancy fees	(76)	(76)
Administration fees	5,469	5,469
Trustee indemnity insurance	484	484
	<u>18,423</u>	<u>18,423</u>

9. Staff costs

	2022 £	2021 £
Wages and salaries	32,000	30,000
Other pension costs	763	713
	<u>32,763</u>	<u>30,713</u>

COOPER PATTINSON'S TRUST HOMES

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 5 APRIL 2022

9. Staff costs (continued)

The average number of persons employed by the Charity during the year was as follows:

	2022 No.	2021 No.
Average employees	1	1

No employee received remuneration amounting to more than £60,000 in either year.

10. Trustees' remuneration and expenses

During the year, no Trustees received any remuneration or other benefits (2021 - £NIL).

During the year ended 5 April 2022, no Trustee expenses have been incurred (2021 - £211- one trustee).

11. Tangible fixed assets

	Freehold property £	Office equipment £	Total £
Cost or valuation			
At 6 April 2021	1,012,296	49,333	1,061,629
Additions	8,282	1,260	9,542
At 5 April 2022	1,020,578	50,593	1,071,171
Depreciation			
At 6 April 2021	450,000	48,950	498,950
Charge for the year	18,331	177	18,508
At 5 April 2022	468,331	49,127	517,458
Net book value			
At 5 April 2022	552,247	1,466	553,713
At 5 April 2021	562,296	383	562,679

Included in land and buildings is freehold land at a valuation of £112,296 (2021 - £112,296) which is not depreciated.

COOPER PATTINSON'S TRUST HOMES

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 5 APRIL 2022

12. Fixed asset investments

	Unlisted investments £
Cost or valuation	
At 6 April 2021	186,231
Additions	53,103
	<hr/>
At 5 April 2022	<u>239,334</u>
 Net book value	
At 5 April 2022	239,334
	<hr/>
At 5 April 2021	<u>186,231</u>

13. Debtors

	2022 £	2021 £
Due within one year		
Trade debtors	-	525
Other debtors	-	298
Prepayments and accrued income	1,746	1,552
	<hr/>	<hr/>
	<u>1,746</u>	<u>2,375</u>

14. Creditors: Amounts falling due within one year

	2022 £	2021 £
Trade creditors	2,615	12,032
Other taxation and social security	1,484	-
Other creditors	1,706	142
Accruals and deferred income	8,560	20,509
	<hr/>	<hr/>
	<u>14,365</u>	<u>32,683</u>

At the year end date deferred income amounting to £5,000 (2021 - £5,000) was included within accruals and deferred income.

COOPER PATTINSON'S TRUST HOMES

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 5 APRIL 2022

15. Statement of funds

Statement of funds - current year

	Balance at 6 April 2021 £	Income £	Expenditure £	Transfers in/out £	Balance at 5 April 2022 £
Unrestricted funds					
Designated funds					
Extraordinary repair fund	-	13,176	(2,784)	-	10,392
Cyclical maintenance fund	97,496	21,552	(5,057)	-	113,991
Building development fund	15,540	-	-	-	15,540
Repair and maintenance fund	35,581	14,880	(3,324)	-	47,137
	<u>148,617</u>	<u>49,608</u>	<u>(11,165)</u>	<u>-</u>	<u>187,060</u>
General funds					
General Funds - all funds	<u>169,221</u>	<u>115,527</u>	<u>(77,484)</u>	<u>-</u>	<u>207,264</u>
Total Unrestricted funds	<u>317,838</u>	<u>165,135</u>	<u>(88,649)</u>	<u>-</u>	<u>394,324</u>
Restricted funds					
Mrs G M Pattinson	12,867	-	(420)	-	12,447
Estate of Mrs A L Jequier (1)	276,149	-	(9,660)	-	266,489
Estate of Mrs A L Jequier (2)	103,140	-	(3,390)	-	99,750
Estate of Mrs A L Jequier (3)	18,452	-	(710)	-	17,742
	<u>410,608</u>	<u>-</u>	<u>(14,180)</u>	<u>-</u>	<u>396,428</u>
Total of funds	<u><u>728,446</u></u>	<u><u>165,135</u></u>	<u><u>(102,829)</u></u>	<u><u>-</u></u>	<u><u>790,752</u></u>

COOPER PATTINSON'S TRUST HOMES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 5 APRIL 2022

15. Statement of funds (continued)

Restricted Funds

The resources expended on restricted funds represents a depreciation charge on the properties held within restricted funds. The purposes of the restricted funds are as follows:

Mrs G M Pattinson - provision of residential home.

Estate of Mrs A L Jequier (1) - provision of residential accomodation known as Hunter House.

Estate of Mrs A L Jequier (2) - provision of residential accomodation known as Llewellyn Cottages.

Estate of Mrs A L Jequier (3) - provision of funds for repair and improvements for Hunter House and Llewellyn Cottages (utilised for improvements).

Designated Funds

The purposes of the designated funds are as follows:

The extraordinary repair fund is a reserve fund for future major repairs. The amount transferred out of unrestricted charitable funds is set at The Almshouses Association recommended minimum level of £549 per unit per annum. An amount of £2,784 has been allocated to the extraordinary repair fund from the general funds during the year.

The cyclical maintenance fund is a reserve fund to meet the cost of maintenance recurring at regular intervals, for example, internal and external redecoration and the cost of professional fees in respect of inspections. The amount transferred out of unrestricted charitable funds is set at The Almshouses Association recommended minimum level of £898 per unit per annum. An amount of £5,057 has been transferred to the cyclical maintenance fund from the general funds during the year in respect of refurbishment costs incurred.

The building development fund is a reserve fund to meet the cost of future building development work. No transfer from unrestricted charitable funds has been made during the current year.

The repair and maintenance fund represents amounts set aside to cover day to day routine maintenance work. The amount transferred out of unrestricted charitable funds is set at The Almshouses Association recommended minimum level of £620 per unit per annum. An amount of £3,324 has been transferred to the repair and maintenance fund from the general funds during the year.

Statement of funds - prior year

	<i>Balance at</i> <i>6 April 2020</i>	<i>Income</i>	<i>Expenditure</i>	<i>Transfers</i> <i>in/out</i>	<i>Balance at</i> <i>5 April 2021</i>
	£	£	£	£	£
Unrestricted funds					
Designated funds					
Extraordinary repair fund	5,810	12,528	(64,031)	45,693	-
Cyclical maintenance fund	85,564	20,496	(8,564)	-	97,496
Building development fund	15,540	-	-	-	15,540
Repair and maintenance fund	69,638	14,160	(2,524)	(45,693)	35,581
	176,552	47,184	(75,119)	-	148,617

COOPER PATTINSON'S TRUST HOMES

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 5 APRIL 2022

15. Statement of funds (continued)

General funds

General Funds - all funds	186,035	83,462	(100,276)	-	169,221
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Total Unrestricted funds	362,587	130,646	(175,395)	-	317,838
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>

Restricted funds

Mrs G M Pattinson	13,287	-	(420)	-	12,867
Estate of Mrs A L Jequier (1)	285,809	-	(9,660)	-	276,149
Estate of Mrs A L Jequier (2)	106,530	-	(3,390)	-	103,140
Estate of Mrs A L Jequier (3)	19,162	-	(710)	-	18,452
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
	424,788	-	(14,180)	-	410,608
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Total of funds	787,375	130,646	(189,575)	-	728,446
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

16. Summary of funds

Summary of funds - current year

	Balance at 6 April 2021 £	Income £	Expenditure £	Balance at 5 April 2022 £
Designated funds	148,617	49,608	(11,165)	187,060
General funds	169,221	115,527	(77,484)	207,264
Restricted funds	410,608	-	(14,180)	396,428
	<hr/>	<hr/>	<hr/>	<hr/>
	728,446	165,135	(102,829)	790,752
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

Summary of funds - prior year

	Balance at 6 April 2020 £	Income £	Expenditure £	Transfers in/out £	Balance at 5 April 2021 £
Designated funds	176,552	47,184	(75,119)	-	148,617
General funds	186,035	83,462	(100,276)	-	169,221
Restricted funds	424,788	-	(14,180)	-	410,608
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
	787,375	130,646	(189,575)	-	728,446
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

COOPER PATTINSON'S TRUST HOMES

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 5 APRIL 2022

17. Analysis of net assets between funds

Analysis of net assets between funds - current year

	Restricted funds 2022 £	Unrestricted funds 2022 £	Total funds 2022 £
Tangible fixed assets	396,428	157,285	553,713
Fixed asset investments	-	239,334	239,334
Current assets	-	12,070	12,070
Creditors due within one year	-	(14,365)	(14,365)
Total	<u>396,428</u>	<u>394,324</u>	<u>790,752</u>

Analysis of net assets between funds - prior year

	<i>Restricted funds 2021 £</i>	<i>Unrestricted funds 2021 £</i>	<i>Total funds 2021 £</i>
Tangible fixed assets	410,608	152,071	562,679
Fixed asset investments	-	186,231	186,231
Current assets	-	12,219	12,219
Creditors due within one year	-	(32,683)	(32,683)
Total	<u>410,608</u>	<u>317,838</u>	<u>728,446</u>

18. Pension commitments

During the year, the charity has paid over contributions into a defined contribution scheme totalling £763 (2021 - £713). At the balance sheet date £Nil (2021 - £Nil) was outstanding.

19. Related party transactions

During the year, the charity purchased Trustee indemnity insurance at a cost of £483 (2021 - £484).

COOPER PATTINSON'S TRUST HOMES

England & Wales - Charity number 502457

Accounts

31510NF
LG

Charity number: 502457

COOPER PATTINSON'S TRUST HOMES

UNAUDITED

TRUSTEES' REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 5 APRIL 2021

COOPER PATTINSON'S TRUST HOMES

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COOPER PATTINSON'S TRUST HOMES

**REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY, ITS TRUSTEES AND ADVISERS
FOR THE YEAR ENDED 5 APRIL 2021**

Trustees	Mrs D R Matthews Mr P G Matthews Mr A D Bromley Mrs J L Sansom Mr D H Graham Mr M G P Matthews
Charity registered number	502457
Principal office	Rayrigg Estates Limited Rayrigg Road Windermere Cumbria LA23 1BW
Accountants	Armstrong Watson Audit Limited Chartered Accountants Fairview House Victoria Place Carlisle Cumbria CA1 1HP
Bankers	National Westminster Bank Plc 2 High Street Windermere Cumbria LA23 1WY

COOPER PATTINSON'S TRUST HOMES

TRUSTEES' REPORT FOR THE YEAR ENDED 5 APRIL 2021

The Trustees present their annual report together with the financial statements of the Charity for the year 6 April 2020 to 5 April 2021.

Objectives and activities

Policies and objectives

The objective of the Charity is by charitable means but not otherwise, to provide and maintain dwelling houses, flats or other residential accommodation for the residence and use of persons who are aged or infirm, or unable to obtain employment because of ill health or other disability, but who are fully able to care for themselves and who are in need of financial assistance in the provision of suitable residential accommodation of the type provided by the Charity in the South Lakeland District and who are preferably:

- Christian Scientists, or
- persons who have resided in the South Lakeland District for at least fifteen years, or
- persons employed for at least ten years (whether or not continuously) by the late Thomas Cooper Pattinson of Rayrigg Hall, Windermere or by any member of his family or by any Company or business controlled or formerly controlled by him or them or any of them.

Main activities undertaken to further the Charity's purposes for the 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 a variety of beneficiaries within South Lakeland District.

Achievements and performance

Main achievements of the Charity

During the year under review, the Trustees fulfilled their objectives by providing accommodation in 14 bungalows in Rayrigg Gardens, 8 flats in Hunter House and 2 bungalows designed specifically for the disabled known as Llewellyn Cottages. The only full-time employee is a resident warden for whom accommodation is provided in a separate warden's flat within Hunter House. There is also a part time assistant warden and a part time gardener.

The accounts show that the income of the Trust has been fully utilised in providing accommodation and warden support during the year, and in transferring sums to the designated funds recommended by the Almshouses Association.

The Trust has completed substantial refurbishment to some of its properties in recent years and strives to maintain a high level of standard within all of its accommodation.

Financial review

Going concern

After making appropriate enquiries, the Trustees have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. For this reason, they continue to adopt the going concern basis in preparing the financial statements. Further details regarding the adoption of the going concern basis can be found in the accounting policies.

COOPER PATTINSON'S TRUST HOMES

TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 5 APRIL 2021

Reserves policy

The Trustees have reviewed the level of reserves held by the Charity. The review encompassed the nature of the income and expenditure streams and the nature of the reserves held by the Charity.

The review concluded that to allow the Charity to be managed efficiently and to provide a buffer for uninterrupted services, a level of free reserves amounting to £100,000 should be maintained. This equates to approximately 14 months of unrestricted fund expenditure. The trustees believe that should the activities of the Charity cease they would require this amount of time in order to re-house all of the residents of the properties owned by the Charity.

The analysis of net assets between funds (note 16 to the financial statements) shows that unrestricted free reserves (i.e. excluding tangible fixed assets) amounted to £317,839 (2020 - £206,544) as at the balance sheet date.

Investment powers and restrictions

The Trustees have absolute discretion to invest in any stocks, funds, securities or investments authorised by law for the investment of trust funds or in the purchase, repair or improvement of any freehold or leasehold property whether or not required in whole or in part for occupation for the purposes of the Trust.

Risk management

The Trustees have considered the risks that face the charity through its operating activities and consider all risks when making decisions which affect the charity financially, strategically and operationally.

Structure, governance and management

Governing document

Cooper Pattinson's Trust Homes is administered from Rayrigg Road, Windermere, Cumbria, LA23 1BW and is registered as charity number 502457 with the Charity Commissioners. It is constituted by a Deed of Trust dated 14 May 1973 as amended by an order of the Commissioners on 18 November 1999.

Methods of appointment or election of Trustees

The affairs of the Charity are managed and conducted by the Trustees who have full power to act in the name of and on behalf of the Charity in the furtherance of its objectives. The number of Trustees shall not exceed six and shall not be less than two. The power of appointing new Trustees is vested in the surviving or continuing Trustees for the time being.

Pay policy for key management personnel

The Trustees consider the Board of Trustees as comprising the key management personnel of the charity in charge of directing and controlling the charity and running and operating the charity on a day to day basis. All Trustees give of their time freely and no Trustee remuneration was paid in the year. Details of Trustee expenses and related party transactions are disclosed in note 16 to the accounts.

Plans for future periods

The Trust owns further land which may be available for future improvements or extensions to residents' facilities. The Trustees are building up reserves out of contributions from residents with a view to improving or extending the accommodation. As of the year end, negotiations were under way to re-let the whole of the former Windermere Garden Centre site. It is anticipated that the lease would be activated early in the autumn.

COOPER PATTINSON'S TRUST HOMES

TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 5 APRIL 2021

Statement of Trustees' responsibilities

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

The law applicable to charities in England & Wales requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Charity and of its incoming resources and application of resources, including its income and expenditure, for that period. In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles of the Charities SORP (FRS 102);
- make judgments and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards (FRS 102) have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Charity will continue in business.

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

Approved by order of the board of Trustees on **24.1.22** and signed on their behalf by:



.....
Mrs D R Matthews
Trustee

COOPER PATTINSON'S TRUST HOMES

INDEPENDENT EXAMINER'S REPORT FOR THE YEAR ENDED 5 APRIL 2021

Independent examiner's report to the Trustees of Cooper Pattinson's Trust Homes ('the Charity')

I report to the charity Trustees on my examination of the accounts of the Charity for the year ended 5 April 2021.

Responsibilities and basis of report

As the Trustees of the Charity you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the 2011 Act').

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

Independent examiner's statement

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

I understand that this has been done in order for the accounts to provide a true and fair view in accordance with the Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2015.

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

1. accounting records were not kept in respect of the Charity as required by section 130 of the 2011 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.

This report is made solely to the Charity's Trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. My work has been undertaken so that I might state to the Charity's Trustees those matters I am required to state to them in an Independent examiner's report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the Charity and the Charity's Trustees as a body, for my work or for this report.

Signed: 

Dated: 26 January 2022

Karen Rae FCCA

Armstrong Watson Audit Limited
Chartered Accountants
Carlisle

COOPER PATTINSON'S TRUST HOMES

**STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 5 APRIL 2021**

	Note	Restricted funds 2021 £	Unrestricted funds 2021 £	Total funds 2021 £	<i>Total funds 2020 £</i>
Income from:					
Charitable activities	4	-	129,330	129,330	134,240
Investments	5	-	332	332	629
Other income	6	-	984	984	2,058
		-	130,646	130,646	136,927
Total income					
Expenditure on:					
Charitable activities	7	14,180	175,395	189,575	147,433
		14,180	175,395	189,575	147,433
Total expenditure					
		(14,180)	(44,749)	(58,929)	(10,506)
Net movement in funds					
Reconciliation of funds:					
Total funds brought forward		424,788	362,587	787,375	797,881
Net movement in funds		(14,180)	(44,749)	(58,929)	(10,506)
		410,608	317,838	728,446	787,375
Total funds carried forward					

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

The notes on pages 8 to 22 form part of these financial statements.

COOPER PATTINSON'S TRUST HOMES

**BALANCE SHEET
AS AT 5 APRIL 2021**

	Note	2021 £	2020 £
Fixed assets			
Tangible assets	11	562,679	580,831
Investments	12	186,231	208,252
		<u>748,910</u>	<u>789,083</u>
Current assets			
Debtors	13	2,375	3,105
Cash at bank and in hand		9,844	10,160
		<u>12,219</u>	<u>13,265</u>
Creditors: amounts falling due within one year	14	(32,683)	(14,973)
Net current liabilities		<u>(20,464)</u>	<u>(1,708)</u>
Total assets less current liabilities		<u>728,446</u>	<u>787,375</u>
Net assets excluding pension asset		<u>728,446</u>	<u>787,375</u>
Total net assets		<u><u>728,446</u></u>	<u><u>787,375</u></u>
Charity funds			
Restricted funds	15	410,608	424,788
Unrestricted funds	15	317,838	362,587
Total funds		<u><u>728,446</u></u>	<u><u>787,375</u></u>

The financial statements were approved and authorised for issue by the Trustees on 24 January 2022 and signed on their behalf by:



.....
Mrs D R Matthews
Trustee

The notes on pages 8 to 22 form part of these financial statements.

COOPER PATTINSON'S TRUST HOMES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 5 APRIL 2021

1. General information

Cooper Pattinson's Trust Homes is a charity registered in England and Wales. The charity number is 502457 and the registered address of the charity is Rayrigg Estates Limited, Rayrigg Road, Windermere, Cumbria LA23 1BW.

2. Accounting policies

2.1 Basis of preparation of financial statements

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

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair' view. This departure has involved following the Charities SORP (FRS 102) published in October 2019 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

Cooper Pattinson's Trust Homes meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

2.2 Going concern

On 11 March 2020, the World Health Organisation declared the COVID-19 Virus a pandemic, following which a series of lockdown measures were implemented by the UK Government on individuals and businesses. At the balance sheet date these lockdown measures have been removed however the effects of the pandemic are still being felt on businesses both operationally and financially.

In light of COVID-19, the Trustees have considered the potential impact on the going concern assessment of the charity and have concluded that there has been no significant impact to date. Whilst acknowledging that there is some uncertainty in those judgements, none have given rise to any indicators of a material uncertainty to the charity to remain a going concern for a period beyond 12 months at the date of signing the accounts.

2.3 Income

All income is recognised once the Charity has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably.

Income tax recoverable in relation to investment income is recognised at the time the investment income is receivable.

Other income is recognised in the period in which it is receivable and to the extent the goods have been provided or on completion of the service.

COOPER PATTINSON'S TRUST HOMES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 5 APRIL 2021

2. Accounting policies (continued)

2.4 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Staff costs are allocated on the basis of time spent, and depreciation charges allocated on the portion of the asset's use.

Expenditure on charitable activities is incurred on directly undertaking the activities which further the Charity's objectives, as well as any associated support costs.

All expenditure is inclusive of irrecoverable VAT.

2.5 Interest receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the Charity; this is normally upon notification of the interest paid or payable by the institution with whom the funds are deposited.

2.6 Tangible fixed assets and depreciation

Tangible fixed assets are initially recognised at cost. After recognition, under the cost model, tangible fixed assets are measured at cost less accumulated depreciation and any accumulated impairment losses. All costs incurred to bring a tangible fixed asset into its intended working condition should be included in the measurement of cost.

At each reporting date the Charity assesses whether there is any indication of impairment. If such indication exists, the recoverable amount of the asset is determined to be the higher of its fair value less costs to sell and its value in use. An impairment loss is recognised where the carrying amount exceeds the recoverable amount.

Depreciation is charged so as to allocate the cost of tangible fixed assets less their residual value over their estimated useful lives, .

Depreciation is provided on the following bases:

Freehold property	- 2% straight line
Furniture and equipment	- 20% straight line

The depreciation charged on freehold property is based on building costs of £900,000. Land is not depreciated.

2.7 Investments

Fixed asset investments are a form of financial instrument and are initially recognised at their transaction cost and subsequently measured at fair value at the Balance sheet date, unless the value cannot be measured reliably in which case it is measured at cost less impairment. Investment gains and losses, whether realised or unrealised, are combined and presented as 'Gains/(Losses) on investments' in the Statement of financial activities.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 5 APRIL 2021

2. Accounting policies (continued)

2.8 Debtors

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

2.9 Cash at bank and in hand

Cash at bank and in hand includes cash and short-term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

2.10 Liabilities and provisions

Liabilities are recognised when there is an obligation at the Balance sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably.

Liabilities are recognised at the amount that the Charity anticipates it will pay to settle the debt or the amount it has received as advanced payments for the goods or services it must provide.

Provisions are measured at the best estimate of the amounts required to settle the obligation. Where the effect of the time value of money is material, the provision is based on the present value of those amounts, discounted at the pre-tax discount rate that reflects the risks specific to the liability. The unwinding of the discount is recognised in the Statement of financial activities as a finance cost.

2.11 Financial instruments

The Charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

2.12 Pensions

The Charity operates a defined contribution pension scheme and the pension charge represents the amounts payable by the Charity to the fund in respect of the year.

2.13 Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the Trustees in furtherance of the general objectives of the Charity and which have not been designated for other purposes.

Designated funds comprise unrestricted funds that have been set aside by the Trustees for particular purposes. The aim and use of each designated fund is set out in the notes to the financial statements.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the Charity for particular purposes. The costs of raising and administering such funds are charged against the specific fund. The aim and use of each restricted fund is set out in the notes to the financial statements.

Investment income, gains and losses are allocated to the appropriate fund.

COOPER PATTINSON'S TRUST HOMES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 5 APRIL 2021

3. Critical accounting estimates and areas of judgment

Estimates and judgments are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Critical accounting estimates and assumptions:

The Charity makes estimates and assumptions concerning the future. The resulting accounting estimates and assumptions will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below.

Critical areas of judgment:

The entity receives rental income from its tenants. As a result, the Trustees have estimated that the most appropriate basis of support cost allocation is based upon the properties. The costs of managing and maintaining the property are considered as direct costs with other costs being allocated to support.

Establishing useful economic lives:

Establishing useful economic lives for the depreciation purposes of property, plant and equipment comprise a significant portion of the total fixed assets. The annual depreciation charge depends primarily on the estimated useful economic lives of each type of asset and estimates of residual values. The trustees regularly review these assets useful economic lives and change them as necessary to reflect current thinking on remaining lives in light of prospective economic utilisation and physical condition of the assets concerned. Changes in asset useful lives can have a significant impact on depreciation charges for the period. Details of the depreciation policies based on estimated useful economic lives are included in accounting policy note 2.6.

4. Income from charitable activities

	Unrestricted funds 2021 £	Total funds 2021 £
Rental income	129,330	129,330
	<i>Unrestricted funds 2020 £</i>	<i>Total funds 2020 £</i>
Rental income	134,240	134,240

COOPER PATTINSON'S TRUST HOMES

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 5 APRIL 2021**

5. Investment income

	Unrestricted funds 2021 £	Total funds 2021 £
Bank interest receivable	332	332
	<u>332</u>	<u>332</u>

	<i>Unrestricted funds 2020 £</i>	<i>Total funds 2020 £</i>
Bank interest receivable	629	629
	<u>629</u>	<u>629</u>

6. Other incoming resources

	Unrestricted funds 2021 £	Total funds 2021 £
Miscellaneous income	984	984
	<u>984</u>	<u>984</u>

	<i>Unrestricted funds 2020 £</i>	<i>Total funds 2020 £</i>
Miscellaneous income	2,058	2,058
	<u>2,058</u>	<u>2,058</u>

7. Analysis of expenditure on charitable activities

Summary by fund type

	Restricted funds 2021 £	Unrestricted funds 2021 £	Total funds 2021 £
Rental	14,180	175,395	189,575
	<u>14,180</u>	<u>175,395</u>	<u>189,575</u>

COOPER PATTINSON'S TRUST HOMES

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 5 APRIL 2021**

7. Analysis of expenditure on charitable activities (continued)

Summary by fund type (continued)

	<i>Restricted funds 2020 £</i>	<i>Unrestricted funds 2020 £</i>	<i>Total funds 2020 £</i>
Rental	14,180	133,253	147,433

Summary by expenditure type

	Staff costs 2021 £	Other costs 2021 £	Total funds 2021 £
Rental	30,713	158,862	189,575

	<i>Staff costs 2020 £</i>	<i>Other costs 2020 £</i>	<i>Total funds 2020 £</i>
Rental	30,715	116,718	147,433

8. Analysis of expenditure by activities

	Activities undertaken directly 2021 £	Support costs 2021 £	Total funds 2021 £
Rental	171,152	18,423	189,575

	<i>Activities undertaken directly 2020 £</i>	<i>Support costs 2020 £</i>	<i>Total funds 2020 £</i>
Rental	136,725	10,708	147,433

COOPER PATTINSON'S TRUST HOMES

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 5 APRIL 2021**

8. Analysis of expenditure by activities (continued)

Analysis of direct costs

	Rental 2021 £	Total funds 2021 £
Staff costs	30,713	30,713
Depreciation	18,152	18,152
Rates	19,811	19,811
Heat and light	3,565	3,565
General insurance	3,644	3,644
Property repairs	75,121	75,121
Telephone	700	700
Gardening expenses	17,226	17,226
Christmas hampers	947	947
Assisted telephone services	1,273	1,273
	171,152	171,152

	<i>Rental 2020 £</i>	<i>Total funds 2020 £</i>
Staff costs	30,715	30,715
Depreciation	18,151	18,151
Rates and water	22,867	22,867
Light and heat	3,936	3,936
Insurance	3,481	3,481
Repairs and maintenance	38,368	38,368
Telephone	636	636
Garden expenses	17,328	17,328
Assisted telephone service	1,243	1,243
	136,725	136,725

COOPER PATTINSON'S TRUST HOMES

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 5 APRIL 2021**

8. Analysis of expenditure by activities (continued)

Analysis of support costs

	Rental 2021 £	Total funds 2021 £
Advertising	1,289	1,289
General expenses	4,492	4,492
Subscriptions	313	313
Legal and professional fees	2,809	2,809
Bank charges	368	368
Independent examination and accountancy fees	3,275	3,275
Under/(over) provision of accountancy fees	(76)	(76)
Administration expenses	5,469	5,469
Trustees indemnity insurance	484	484
	18,423	18,423
	18,423	18,423

	<i>Rental 2020 £</i>	<i>Total funds 2020 £</i>
Advertising	1,285	1,285
General expenses	2,373	2,373
Subscriptions	530	530
Legal and professional	312	312
Bank charges	240	240
Independent examination and accountancy fees	3,257	3,257
Under/(over) accrual of accountancy fees	277	277
Administration fees	1,950	1,950
Trustee indemnity insurance	484	484
	10,708	10,708
	10,708	10,708

COOPER PATTINSON'S TRUST HOMES

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 5 APRIL 2021**

9. Staff costs

	2021 £	2020 £
Wages and salaries	30,000	30,000
Other pension costs	713	715
	30,713	30,715

The average number of persons employed by the Charity during the year was as follows:

	2021 No.	2020 No.
Average employees	1	1

No employee received remuneration amounting to more than £60,000 in either year.

10. Trustees' remuneration and expenses

During the year, no Trustees received any remuneration or other benefits (2020 - £NIL).

During the year ended 5 April 2021, expenses totalling £211 were reimbursed to 1 Trustee (2020 - £NIL).

11. Tangible fixed assets

	Freehold property £	Office equipment £	Total £
Cost or valuation			
At 6 April 2020	1,012,296	49,333	1,061,629
At 5 April 2021	1,012,296	49,333	1,061,629
Depreciation			
At 6 April 2020	432,000	48,798	480,798
Charge for the year	18,000	152	18,152
At 5 April 2021	450,000	48,950	498,950
Net book value			
At 5 April 2021	562,296	383	562,679
At 5 April 2020	580,296	535	580,831

COOPER PATTINSON'S TRUST HOMES

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 5 APRIL 2021**

11. Tangible fixed assets (continued)

Included in land and buildings is freehold land at valuation at £112,296 (2020 - £112,296) which is not depreciated.

12. Fixed asset investments

	Unlisted investments £
Market value	
At 6 April 2020	208,252
Additions	261
Disposals	(22,282)
At 5 April 2021	186,231

13. Debtors

	2021 £	2020 £
Due within one year		
Trade debtors	525	-
Other debtors	298	-
Prepayments and accrued income	1,552	3,105
	2,375	3,105

14. Creditors: Amounts falling due within one year

	2021 £	2020 £
Trade creditors	12,032	2,259
Other taxation and social security	-	1,516
Pension fund loan payable	-	139
Other creditors	142	-
Accruals and deferred income	20,509	11,059
	32,683	14,973

At the year end date deferred income amounting to £5,000 (2020 - £nil) was included within accruals and deferred income.

COOPER PATTINSON'S TRUST HOMES

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 5 APRIL 2021**

15. Statement of funds

Statement of funds - current year

	Balance at 6 April 2020 £	Income £	Expenditure £	Transfers in/out £	Balance at 5 April 2021 £
Unrestricted funds					
Designated funds					
Extraordinary repair fund	5,810	12,528	(64,031)	45,693	-
Cyclical maintenance fund	85,564	20,496	(8,564)	-	97,496
Building development fund	15,540	-	-	-	15,540
Repair and maintenance fund	69,638	14,160	(2,524)	(45,693)	35,581
	<u>176,552</u>	<u>47,184</u>	<u>(75,119)</u>	<u>-</u>	<u>148,617</u>
General funds					
General Funds	186,035	83,462	(100,276)	-	169,221
	<u>186,035</u>	<u>83,462</u>	<u>(100,276)</u>	<u>-</u>	<u>169,221</u>
Total Unrestricted funds	<u>362,587</u>	<u>130,646</u>	<u>(175,395)</u>	<u>-</u>	<u>317,838</u>
Restricted funds					
Mrs G M Pattinson	13,287	-	(420)	-	12,867
Estate of Mrs A L Jequier (1)	285,809	-	(9,660)	-	276,149
Estate of Mrs A L Jequier (2)	106,530	-	(3,390)	-	103,140
Estate of Mrs A L Jequier (3)	19,162	-	(710)	-	18,452
	<u>424,788</u>	<u>-</u>	<u>(14,180)</u>	<u>-</u>	<u>410,608</u>
Total of funds	<u>787,375</u>	<u>130,646</u>	<u>(189,575)</u>	<u>-</u>	<u>728,446</u>

COOPER PATTINSON'S TRUST HOMES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 5 APRIL 2021

15. Statement of funds (continued)

Restricted funds

The resources expended on restricted funds represents a depreciation charge on the properties held within restricted funds. The purposes of the restricted funds are as follows:

Mrs G M Pattinson - provision of residential home.

Estate of Mrs A L Jequier (1) - provision of residential accommodation known as Hunter House.

Estate of Mrs A L Jequier (2) - provision of residential accommodation known as Llewellyn Cottages.

Estate of Mrs A L Jequier (3) - provision of funds for repair and improvements to Hunter House and Llewellyn Cottages (utilised for improvements).

Designated funds

The purposes of the designated funds are as follows:

The extraordinary repair fund is a reserve fund for future major repairs. The amount transferred out of unrestricted charitable funds is set at The Almhouses Association recommended minimum level of £522 per unit per annum. An amount of £64,031 has been allocated to the extraordinary repair fund from the general funds during the year. The fund was expired due to significant kitchen and boiler replacements in the year therefore a transfer of £45,693 was made from the repairs and maintenance fund.

The cyclical maintenance fund is a reserve fund to meet the cost of maintenance recurring at regular intervals, for example, internal and external redecoration and the cost of professional fees in respect of inspections. The amount transferred out of unrestricted charitable funds is set at The Almhouses Association recommended minimum level of £854 per unit per annum. An amount of £8,564 has been transferred to the cyclical maintenance fund from the general funds during the year in respect of refurbishment costs incurred.

The building development fund is a reserve fund to meet the cost of future building development work. No transfer from unrestricted charitable funds has been made during the current year.

The repair and maintenance fund represents amounts set aside to cover day to day routine maintenance work. The amount transferred out of unrestricted charitable funds is set at The Almhouses Association recommended minimum level of £590 per unit per annum. An amount of £2,524 has been transferred to the repair and maintenance fund from the general funds during the year.

COOPER PATTINSON'S TRUST HOMES

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 5 APRIL 2021**

15. Statement of funds (continued)

Statement of funds - prior year

	<i>Balance at 6 April 2019 £</i>	<i>Income £</i>	<i>Expenditure £</i>	<i>Balance at 5 April 2020 £</i>
Unrestricted funds				
Extraordinary repair fund	1,976	12,192	(8,358)	5,810
Cyclical maintenance fund	87,419	19,944	(21,799)	85,564
Building development fund	15,540	-	-	15,540
Repair and maintenance fund	63,769	13,776	(7,907)	69,638
	<u>168,704</u>	<u>45,912</u>	<u>(38,064)</u>	<u>176,552</u>
General funds				
General Funds - all funds	190,209	91,015	(95,189)	186,035
	<u>190,209</u>	<u>91,015</u>	<u>(95,189)</u>	<u>186,035</u>
Total Unrestricted funds	<u>358,913</u>	<u>-</u>	<u>(133,253)</u>	<u>362,587</u>
Restricted funds				
Mrs G M Pattinson	13,707	-	(420)	13,287
Estate of Mrs A L Jequier (1)	295,469	-	(9,660)	285,809
Estate of Mrs A L Jequier (2)	109,920	-	(3,390)	106,530
Estate of Mrs A L Jequier (3)	19,872	-	(710)	19,162
	<u>438,968</u>	<u>-</u>	<u>(14,180)</u>	<u>424,788</u>
Total of funds	<u><u>797,881</u></u>	<u><u>-</u></u>	<u><u>(147,433)</u></u>	<u><u>787,375</u></u>

COOPER PATTINSON'S TRUST HOMES

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 5 APRIL 2021**

16. Summary of funds

Summary of funds - current year

	Balance at 6 April 2020 £	Income £	Expenditure £	Transfers in/out £	Balance at 5 April 2021 £
Designated funds	176,552	47,184	(75,119)	-	148,617
General funds	186,035	83,462	(100,276)	-	169,221
Restricted funds	424,788	-	(14,180)	-	410,608
	<u>787,375</u>	<u>130,646</u>	<u>(189,575)</u>	<u>-</u>	<u>728,446</u>

Summary of funds - prior year

	<i>Balance at 6 April 2019 £</i>	<i>Income £</i>	<i>Expenditure £</i>	<i>Balance at 5 April 2020 £</i>
Designated funds	168,704	45,912	(38,064)	176,552
General funds	190,209	91,015	(95,189)	186,035
Restricted funds	438,968	-	(14,180)	424,788
	<u>797,881</u>	<u>136,927</u>	<u>(147,433)</u>	<u>787,375</u>

17. Analysis of net assets between funds

Analysis of net assets between funds - current year

	Restricted funds 2021 £	Unrestricted funds 2021 £	Total funds 2021 £
Tangible fixed assets	410,608	152,071	562,679
Fixed asset investments	-	186,231	186,231
Current assets	-	12,219	12,219
Creditors due within one year	-	(32,683)	(32,683)
Total	<u>410,608</u>	<u>317,838</u>	<u>728,446</u>

COOPER PATTINSON'S TRUST HOMES

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 5 APRIL 2021**

17. Analysis of net assets between funds (continued)

Analysis of net assets between funds - prior year

	<i>Restricted funds 2020 £</i>	<i>Unrestricted funds 2020 £</i>	<i>Total funds 2020 £</i>
Tangible fixed assets	424,788	156,043	580,831
Fixed asset investments	-	208,252	208,252
Current assets	-	13,265	13,265
Creditors due within one year	-	(14,973)	(14,973)
Total	424,788	362,587	787,375

18. Pension commitments

During the year, the charity has paid over contributions into a defined contributions scheme totalling £713 (2020 - £715). At the balance sheet date £NIL (2020 - £139) was outstanding and included in creditors.

19. Related party transactions

During the year, the charity purchased Trustee indemnity insurance at a cost of £484 (2020 - £484).