

**REPORT OF THE TRUSTEES AND  
AUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED  
31 MARCH 2019  
FOR  
LYME GREEN SETTLEMENT**

Heywood Shepherd  
Chartered Accountants  
1 Park Street  
Macclesfield  
Cheshire  
SK11 6SR

**LYME GREEN SETTLEMENT**

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FOR THE YEAR ENDED 31 MARCH 2019**

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# **LYME GREEN SETTLEMENT**

## **REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2019**

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The trustees present their report with the financial statements of the charity for the year ended 31 March 2019. The trustees have adopted the provisions of 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 2015).

### **OBJECTIVES AND ACTIVITIES**

#### **Objectives**

The object of the Charity shall be the relief of persons suffering from paraplegia and/or severe disability, with a preference for those who have been employed in the Armed Forces of the Crown, in particular but not exclusively by:-

- 1 the erection, improvement, equipping and maintaining of the buildings at Lyme Green for the provision of care of such persons;
- 2 the erection, improvement and maintenance of bungalows or dwellings for the residence of such persons receiving such care and treatment, and if thought fit, members of their families.

The Charity has taken account of the Charity Commission's guidance on public benefit.

In this regard the Charity provides purpose-built accommodation for disabled people who are predominantly wheelchair dependent. Application to occupy any vacant property may be made through the Charity's website or by recommendation from medical and social organisations.

The accounts shown in the Financial Review section show the income sources and how that income is used in the ongoing management, maintenance and upgrading of the Lyme Green Settlement's property comprising 9.47 hectares with buildings thereon: - thirty dwellings, an administration office, hall, workshops, a bowling green, agricultural land. There is also a small administration team. The hall, workshops, a two-storey house and the agricultural land are let at commercial rents. This provides an income stream to supplement the residential rents. As a result, the residential rents are held at a favourable level compared with the local rental levels for comparable properties

### **ACHIEVEMENT AND PERFORMANCE**

#### **Performance**

The principal performance indicator is full occupancy with minimum turnaround when a property becomes empty. An ongoing indicator is the satisfaction and well-being of the residents. The principal financial indicator is the maintenance of a positive financial position balancing costs against income.

During this reporting period the Charity has maintained an occupancy level of 96.8% on the residential and 100% commercial properties. All properties continued to benefit from the attentions of two gardeners/handyman and when necessary external maintenance/building contractors. As a result of a general increase in costs a rent increase of 1.5% was required at the review date of 1st April 2019.

Over the last few years many changes in legislation have occurred and the needs and categories of applicants have also changed markedly from the inception of Lyme Green Settlement; there are fewer applicants who meet the strict criteria called for in the Trust's Objects.

The general economic climate has remained difficult with the historically very low interest rates continuing together with pressures on local government funding, particularly in the area of housing benefits. Some of the residents have been adversely affected by these changes.

Residents' care needs continue to be provided by the external services of the NHS. In limited cases the extra medical needs of the war pensioners are being met, on request, with funding from the Veteran's Agency. The Residents Association continues to use the facilities in the Office block for meetings and other activities

#### **Investment Policy**

Our investments are managed by Brewin Dolphin Ltd (BD). In January 2017, the trustees, under their ability to delegate investment powers, changed the status of the Charity's relationship with BD to granting discretionary powers from an 'Advisory Managed Service'. Initially there were issues with this change in that activity increased significantly without the Trust being informed of the rationale and individual transactions were not being advised. Following a meeting when the Trust's requirements were aired, BD's information flow has improved to a good level.

Our investment objectives are to achieve the best financial return within a moderate and acceptable level of risk. This will be measured against the relevant blend of indices relating to the risk category. Our investment policy is reviewed on an annual basis.

## **LYME GREEN SETTLEMENT**

### **REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2019**

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#### **ACHIEVEMENT AND PERFORMANCE**

##### **Firm Plans**

The current principal plan is to continue to meet the stated objects within a sound financial structure.

The Trustees will continue to monitor carefully the general economy and its impact on the Trust, particularly in the area of housing and disability benefits.

The Trust will continue to keep in mind the demands placed on the residents by Government economic austerity measures. It will be essential to the Trust that the commercial properties - workshops and hall, and the residential property - the lodge, continue to be occupied thus generating income to further the objects of the charity.

The major improvements to properties will continue as they become vacant. General modernisation of kitchens and bathrooms in bungalows will be done within the funds available and prioritised according to need.

#### **FINANCIAL REVIEW**

##### **Financial position**

The Charity had a small deficit of £3.7K. This includes an unrealised profit of £4.8K on the market value of our investments. This deficit compares with a budgeted deficit of £52.3K. The budget included the cost of two full upgrades and considerable expenditure on planning and associated issues, much of which was incurred and is still being incurred after the year end. Ignoring the exceptional item of £5M in the 2018 accounts, the reduction from a surplus in 2018 to a small deficit in 2019 is mainly attributable to the cost of upgrading one bungalow and the work in progress on upgrading another bungalow. There were no upgrades in 2018.

On the 1st April 2014, the land and buildings were professionally valued at £5M and were transferred from the old unincorporated Charity number 209267 to the new CIO as a gift. In the Land Registry Proprietorship Register, Lyme Green Settlement CIO is shown as the owner of the land and buildings. This transfer took place with the full knowledge of the Charity Commission (CC). We later discovered that the CC had changed their view on the status of the land and were now of the opinion that it had permanent endowment. A CIO cannot legally own Permanently Endowed Land, which, therefore, still belongs to the old Lyme Green Settlement Trust. With assistance from the CC, a new scheme was established in March 2018 appointing the CIO as the sole and Corporate Trustee of the old Lyme Green Settlement Trust. The CIO and the old trust were linked on the CC register and only one set of annual accounts is required. The property is shown separately in the accounts under Endowed Funds.

##### **Principal funding sources**

The majority of our income is received from rentals of our 29 bungalows, one two storey house, two workshops, a building adapted for use as a children's day nursery and land around the Settlement rented out to a local farmer for grazing.

Other smaller sources of income are from interest and dividends on our investments and one donation amounting to £300 per annum (including gift-aid). All the income received is utilised in property maintenance and support costs to enable us to achieve our charitable objectives.

A major risk facing the Charity is a sudden and unexpected loss of rental income, for example several bungalows becoming vacant at the same time or losing one of our commercial tenants. Because there will always be some upgrade work or decorating required in the property, there will be some delay before the new tenant is able to move in.

The loss of a commercial tenant would present more of a problem. At the present time all three commercial tenants continue to trade. Two of the leases are due for renewal in 2019 and the other in 2023. If one of our commercial tenants went into liquidation, then we would immediately advertise through our connection with various estate agents locally in the hope that a new tenant could be found quickly.

The matter noted in 2018's post balance sheet events of our water meter recording lower than expected usage has been resolved to our entire satisfaction.

**REPORT OF THE TRUSTEES  
FOR THE YEAR ENDED 31 MARCH 2019**

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**FINANCIAL REVIEW**

**Reserves policy**

Liquid funds stand at £384.3K (cash £216.6K and investments £167.7K). It is our policy to upgrade properties to our current specification when they become vacant (if they have not already been upgraded). An upgrade costs around £40K per property. From our cash reserves alone, we could upgrade five bungalows without having to realise any of our investments. Of our 29 bungalows, 15 have been fully upgraded at the year end and a further one shortly afterwards. The two-storey house has also been upgraded.

The trustees main concern is the Settlement's infrastructure. Our site has not been adopted by the local authority, Cheshire East Council. We regularly have potholes appearing in our roads. These are repaired by our maintenance staff but ideally, we need to get all our roads resurfaced. This will cost a considerable amount of money.

We are also responsible for the water supply pipes. There is only one meter for the whole site and this is located at the entrance. The water utility company is only responsible for pipework up to this meter but beyond it is our responsibility. Fairly frequently, we do have burst pipes and these are repaired, but the pipework is old and really needs replacing. We obtained a quotation for this and the figure is around £100K.

**Post Balance Sheet**

The two commercial leases due for renewal in 2019 have been renewed for one year terms.

The British Red Cross (BRC) advised that, following a review of its membership on the Boards of other organisations, it has been decided that BRC would no longer exercise its power to nominate members under Clause 10.2 (a) of our Constitution. Subsequently, we received a letter of resignation from Gordon Low. The other BRC nominee, Emma Monkman, had resigned earlier in the year. Clause 10.2(a) of the Constitution was amended on July 1st, 2019 at a General Meeting of Members to reflect BRC's decision not to nominate members.

**FUTURE PLANS**

The Trustees have determined the best course of action to fully support the furtherance of the charity's objects is, subject to public consultation, to sell the land to the west of London Road. In reaching this decision, the trustees have retained the services of Savills UK Ltd, Chartered Surveyors, and obtained further legal advice on which they have relied.

All discussions that take place have the continued welfare of the existing tenants at the heart of our deliberations.

## **LYME GREEN SETTLEMENT**

### **REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2019**

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#### **STRUCTURE, GOVERNANCE AND MANAGEMENT**

##### **Governing document**

The governing document of the Lyme Green Settlement Charity is the Trust Deed for the Lyme Green Settlement for Paraplegics dated 8th July 1946 and subsequent amendments dated 9th March 1979, 15th September 1997, 7th July 2003 and 21st March 2018.

The governing document of the Lyme Green Settlement CIO is the Constitution dated 31st March 2014 and amended 1st September 2015 (subsequently further amended July 1st, 2019).

Day to day operations, decision making, financial management and trust governance are all conducted in accordance with a set of policies & guidelines:

- Admissions Policy
- Communications Policy
- Finance Policy and signing authority guidelines
- Lettings Policy
- Complaints Procedure
- Sundry Human Resource policies and procedures

The Charity is Lyme Green Settlement CIO, registered charity number 1155679. It is located at The Office, Lyme Green Settlement, London Rd, Macclesfield, Cheshire SK11 0LD

The Trustee body comprises up to 14 positions. The British Red Cross (see Post Balance Sheet) and the Order of St John each nominate 2 trustees. The remaining 10 trustees are recruited locally; vacant positions being advertised by word of mouth from existing trustees, by local advertising and by the use of CVS Cheshire East. Applicants are interviewed by existing trustees who, in their appointment process, seek to ensure a complimentary mix of skills to meet the needs of the Charity.

The Trustees as at March 31st, 2019 were:

Mrs Pat McMillan (Chairman)  
Dr Sylvia Brough (Operations)  
Mr Robert Masters (Finance & Vice-Chairman)  
Mr Barrie Davies - (Order of St John nominee)  
Mr Ian Hayes (Property)  
Mr Michael R Elson  
Mr William Lounds  
Lt Col (Ret) Paul Woolnough  
Mr Anthony Shepherd

As stated in Land Registry records, title absolute of the land and estate is held by Lyme Green Settlement CIO (Reg No. 1155679) - [see above under the heading of Financial Position].

All other assets of the CIO are held in the CIO's name with the exception of its stocks and shares which are held in the name of our stockbrokers' nominee company to save dealing and administrative cost in accordance with modern practice.

The organisational structure comprises the board of trustees (all volunteers with one selected as chairperson) and a part time salaried Administrator. There is also a part-time Deputy Administrator and two full-time gardeners/handymen.

The trustees meet at four full board meetings during the year. All major policy, financial and operational decisions are decided by a majority of the trustees. The Constitution covers the structure and voting requirements. As necessary, further full trustee meetings are called in keeping with the provisions of the Constitution.

The smaller meetings, as required, review related topics and formulate proposals for consideration and approval at full trustee meetings.

A trustee is delegated to oversee Finance matters. That trustee and the Administrator monitor and administer the Trust's finances closely during the year and ensure that the Settlement has remained on budget. In the management of Investments, the trustees continue to take a cautious approach and assess the situation on a frequent and regular basis with stockbrokers and advisers.

A trustee is delegated to oversee Property matters. That trustee and the Administrator ensure that the programme of bungalow modernisation continues on schedule and on budget and that routine maintenance is done properly and promptly.

All other operational matters are delegated to the appropriate trustee, based on their field of expertise.

## **LYME GREEN SETTLEMENT**

### **REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2019**

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#### **STRUCTURE, GOVERNANCE AND MANAGEMENT**

##### **Governing document**

The chairperson maintains an oversight of all activities, meeting with the Administrator on a weekly basis and sitting in on the smaller meetings as necessary.

The smaller meetings, as required, review related topics and formulate proposals for consideration and approval at full trustee meetings.

##### **Administration**

The Administrator Mr Roy Walker, manages the day to day activities of the Settlement, assisted by Julie Broadhurst the Deputy Administrator, working within the guidelines laid down by the board of trustees. However, any major concerns must firstly be relayed to the chairperson who may then require a view from all trustees.

Financial mandates are laid down in accordance with good accounting practice.

The remuneration package for the Administrator is set in accordance with levels applicable to a professional office worker in Macclesfield. The position is part-time with no perquisites. The Charity operates a pension scheme for all eligible employees

#### **REFERENCE AND ADMINISTRATIVE DETAILS**

##### **Registered Charity number**

1155679

##### **Principal address**

The Office  
Lyme Green Settlement  
London Road  
Macclesfield  
Cheshire  
SK11 0LD

##### **Trustees**

Dr S Brough	
Mr G B Davies	
Mrs P McMillan	
Mr G Low	- resigned 26.3.19
Mr R Masters	
Miss E Monkman	- resigned 17.3.19
Mr I Hayes	
Mr M R Elsom	- appointed 2.7.18
Mr B Lounds	- appointed 21.6.18
Mr P Woolnough	- appointed 21.6.18
Mr Shepherd	- appointed 21.6.18
Mr A Benzie	- appointed 1.7.19

##### **Auditors**

Heywood Shepherd  
Chartered Accountants  
1 Park Street  
Macclesfield  
Cheshire  
SK11 6SR

##### **Solicitors**

Brabners LLP

##### **Advisers**

Brewin Dolphin Securities Ltd

**REPORT OF THE TRUSTEES  
FOR THE YEAR ENDED 31 MARCH 2019**

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**STATEMENT OF TRUSTEES RESPONSIBILITIES**

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

The law applicable to charities in England and Wales, the Charities Act 2011, Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed 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, including the income and expenditure, of the charity for that period. In preparing those financial statements, the trustees are required to

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity SORP;
- make judgements and estimates that are reasonable and prudent;
- 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 which disclose with reasonable accuracy at any time the financial position of the charity and to 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 13 January 2020 and signed on its behalf by:

Mrs P McMillan - Trustee



## REPORT OF THE INDEPENDENT AUDITORS TO THE TRUSTEES OF LYME GREEN SETTLEMENT

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### Opinion

We have audited the financial statements of Lyme Green Settlement (the 'charity') for the year ended 31 March 2019 which comprise the Statement of Financial Activities, the Balance Sheet and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 March 2019 and of its incoming resources and application of resources for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

### Basis for opinion

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

### Conclusions relating to going concern

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the trustees' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the trustees have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the charity's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

### Other information

The trustees are responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our Report of the Independent Auditors thereon.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

### Matters on which we are required to report by exception

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

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

### Responsibilities of trustees

As explained more fully in the Statement of Trustees Responsibilities, the trustees are responsible for the preparation of the financial statements which give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

## **REPORT OF THE INDEPENDENT AUDITORS TO THE TRUSTEES OF LYME GREEN SETTLEMENT**

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### **Our responsibilities for the audit of the financial statements**

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

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our Report of the Independent Auditors.

### **Use of our report**

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

Heywood Shepherd  
Eligible to act as an auditor in terms of Section 1212 of the Companies Act 2006  
Chartered Accountants  
1 Park Street  
Macclesfield  
Cheshire  
SK11 6SR

13 January 2020

# LYME GREEN SETTLEMENT

## STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 MARCH 2019

	Notes	Unrestricted fund £	Restricted fund £	Endowment fund £	2019 Total funds £	2018 Total funds £
<b>INCOME AND ENDOWMENTS FROM</b>						
Donations and legacies		362	-	-	362	241
<b>Charitable activities</b>						
Accommodation Provision		213,054	-	-	213,054	213,914
Investment income	2	4,639	-	-	4,639	5,416
Other income		-	-	-	-	325
<b>Total</b>		<b>218,055</b>	<b>-</b>	<b>-</b>	<b>218,055</b>	<b>219,896</b>
<b>EXPENDITURE ON</b>						
Raising funds	3	1,858	-	-	1,858	1,853
<b>Charitable activities</b>						
Accommodation Provision		224,758	-	-	224,758	160,374
Other		-	-	-	-	(5,000,000)
<b>Total</b>		<b>226,616</b>	<b>-</b>	<b>-</b>	<b>226,616</b>	<b>(4,837,773)</b>
Net gains/(losses) on investments		4,893	-	-	4,893	(1,750)
<b>NET INCOME/(EXPENDITURE)</b>		<b>(3,668)</b>	<b>-</b>	<b>-</b>	<b>(3,668)</b>	<b>5,055,919</b>
<b>RECONCILIATION OF FUNDS</b>						
<b>Total funds brought forward</b>		<b>376,418</b>	<b>-</b>	<b>5,000,000</b>	<b>5,376,418</b>	<b>320,499</b>
<b>TOTAL FUNDS CARRIED FORWARD</b>		<b>372,750</b>	<b>-</b>	<b>5,000,000</b>	<b>5,372,750</b>	<b>5,376,418</b>

The notes form part of these financial statements

# LYME GREEN SETTLEMENT

## BALANCE SHEET AT 31 MARCH 2019

	Notes	Unrestricted fund £	Restricted fund £	Endowment fund £	2019 Total funds £	2018 Total funds £
<b>FIXED ASSETS</b>						
Tangible assets	7	5,745	-	5,000,000	5,005,745	5,007,661
Investments	8	167,713	-	-	167,713	162,223
		<u>173,458</u>	<u>-</u>	<u>5,000,000</u>	<u>5,173,458</u>	<u>5,169,884</u>
<b>CURRENT ASSETS</b>						
Debtors	9	6,310	-	-	6,310	6,774
Cash at bank and in hand		216,598	-	-	216,598	213,749
		<u>222,908</u>	<u>-</u>	<u>-</u>	<u>222,908</u>	<u>220,523</u>
<b>CREDITORS</b>						
Amounts falling due within one year	10	(23,616)	-	-	(23,616)	(13,989)
		<u>199,292</u>	<u>-</u>	<u>-</u>	<u>199,292</u>	<u>206,534</u>
<b>NET CURRENT ASSETS</b>						
		<u>372,750</u>	<u>-</u>	<u>5,000,000</u>	<u>5,372,750</u>	<u>5,376,418</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>						
		<u>372,750</u>	<u>-</u>	<u>5,000,000</u>	<u>5,372,750</u>	<u>5,376,418</u>
<b>NET ASSETS</b>						
		<u>372,750</u>	<u>-</u>	<u>5,000,000</u>	<u>5,372,750</u>	<u>5,376,418</u>
<b>FUNDS</b>	11					
Unrestricted funds					372,750	376,418
Endowment funds					5,000,000	5,000,000
<b>TOTAL FUNDS</b>					<u>5,372,750</u>	<u>5,376,418</u>

The financial statements were approved by the Board of Trustees on 13 January 2020 and were signed on its behalf by:

Mrs P McMillan -Trustee

Mr R Masters -Trustee

The notes form part of these financial statements

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2019

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1. ACCOUNTING POLICIES

**Basis of preparing the financial statements**

The financial statements of the charity, which is a public benefit entity under FRS 102, 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 2015)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

**Financial reporting standard 102 - reduced disclosure exemptions**

The charity has taken advantage of the following disclosure exemptions in preparing these financial statements, as permitted by FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland':

- the requirements of Section 7 Statement of Cash Flows;
- the requirement of Section 3 Financial Statement Presentation paragraph 3.17(d);
- the requirements of Section 11 Financial Instruments paragraphs 11.41(b), 11.41(c), 11.41(e), 11.41(f), 11.42, 11.44, 11.45, 11.47, 11.48(a)(iii), 11.48(a)(iv), 11.48(b) and 11.48(c);
- the requirements of Section 12 Other Financial Instruments paragraphs 12.26, 12.27, 12.29(a), 12.29(b) and 12.29A.

**Income**

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

**Expenditure**

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, 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 accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

**Tangible fixed assets**

Depreciation is provided at the following annual rates in order to write off the cost less estimated residual value of each asset over its estimated useful life.

Plant and machinery	-	25% on reducing balance
Motor vehicles	-	25% on reducing balance

**Land and Buildings Policy**

Land - not depreciated  
Buildings - not depreciated

The charity elected to use the Fair value of the buildings at the transition date to FRS 102. Where that value is not lower than the residual value, the trustees have elected not to depreciate the buildings.

**Taxation**

The charity is exempt from tax on its charitable activities.

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED  
FOR THE YEAR ENDED 31 MARCH 2019

1. ACCOUNTING POLICIES - continued

**Fund accounting**

Endowed Funds. The Lyme Green Settlement Trust holds the property in a permanently endowed trust. This charity is linked to the Lyme Green Settlement CIO who are the corporate trustee for the original trust. As such the CIO manages the income and expenditure derived from the property in furtherance of the charitable objectives of the endowed trust which are also the objectives of the CIO.

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

**Pension costs and other post-retirement benefits**

The charity operates a defined contribution pension scheme. Contributions payable to the charity's pension scheme are charged to the Statement of Financial Activities in the period to which they relate.

2. INVESTMENT INCOME

	2019	2018
	£	£
Investment income	4,513	5,371
Deposit account interest	126	45
	<u>4,639</u>	<u>5,416</u>

3. RAISING FUNDS

**Investment management costs**

	2019	2018
	£	£
Portfolio management	<u>1,858</u>	<u>1,853</u>

4. AUDITORS' REMUNERATION

	2019	2018
	£	£
Fees payable to the charity's auditors for the audit of the charity's financial statements	2,500	2,500
Auditors' remuneration for non audit work	<u>2,660</u>	<u>2,876</u>

5. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 March 2019 nor for the year ended 31 March 2018 .

**Trustees' expenses**

There were no trustees' expenses paid for the year ended 31 March 2019 nor for the year ended 31 March 2018 .

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED  
FOR THE YEAR ENDED 31 MARCH 2019

6. STAFF COSTS

	2019 £	2018 £
Wages and salaries	74,583	72,903
Social security costs	2,576	2,454
Other pension costs	4,064	3,648
	<u>81,223</u>	<u>79,005</u>

The average monthly number of employees during the year was as follows:

	2019	2018
Administration	2	2
Maintenance	2	2
	<u>4</u>	<u>4</u>

No employees received emoluments in excess of £60,000.

7. TANGIBLE FIXED ASSETS

	Freehold property £	Plant and machinery £	Motor vehicles £	Totals £
<b>COST</b>				
At 1 April 2018 and 31 March 2019	<u>5,000,000</u>	<u>10,752</u>	<u>5,388</u>	<u>5,016,140</u>
<b>DEPRECIATION</b>				
At 1 April 2018	-	5,845	2,634	8,479
Charge for year	-	1,227	689	1,916
	<u>-</u>	<u>7,072</u>	<u>3,323</u>	<u>10,395</u>
At 31 March 2019	-	7,072	3,323	10,395
<b>NET BOOK VALUE</b>				
At 31 March 2019	<u>5,000,000</u>	<u>3,680</u>	<u>2,065</u>	<u>5,005,745</u>
At 31 March 2018	<u>5,000,000</u>	<u>4,907</u>	<u>2,754</u>	<u>5,007,661</u>

The property is held by a permanently endowed trust, Lyme Green Settlement and as such is separate to Lyme Green Settlement CIO.

In accordance with FRS 102, the charity has elected to use fair values at the date of transition as the deemed cost for Freehold Land and Buildings.

The Land and Buildings were revalued on transition by a professional valuer, Hallams Chartered Surveyors, with recent experience in the location and category of property valued. The transition date valuation was based on a market valuation.

No depreciation has been charged since transfer, on the buildings, as the trustees are of the opinion that residual value is not materially lower than the fair value at that date.

The Charity Commission have confirmed that the property should not be held by the CIO and as such should not be included in the Balance Sheet of the CIO and remains under constructive trust for the original trust of The Lyme Green Settlement.

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED  
FOR THE YEAR ENDED 31 MARCH 2019

7. TANGIBLE FIXED ASSETS - continued

The CIO is the Corporate Trustee of the original trust and the property is therefore included in these accounts as an endowed fund.

8. FIXED ASSET INVESTMENTS

	Listed investments £
<b>MARKET VALUE</b>	
At 1 April 2018	162,223
Additions	20,385
Disposals	(20,217)
Revaluations	5,322
	<u>167,713</u>
At 31 March 2019	
	<u>167,713</u>
<b>NET BOOK VALUE</b>	
At 31 March 2019	167,713
	<u>162,223</u>
At 31 March 2018	
	<u>162,223</u>

	2019	2018
UK Bonds	25,291	31,054
UK Equities	51,647	62,539
North American Equities	34,729	27,046
European Equities	4,520	6,269
Asia Pacific Equities	9,643	7,234
Emerging Market Equities	3,144	3,152
Global Investments	12,304	7,720
Absolute Return	11,599	10,205
Japanese Equities	7,951	4,529
Property	6,885	2,475
	<u>167,713</u>	<u>162,223</u>

9. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2019 £	2018 £
Trade debtors	(266)	1,272
Other debtors	6,576	5,502
	<u>6,310</u>	<u>6,774</u>



NOTES TO THE FINANCIAL STATEMENTS - CONTINUED  
FOR THE YEAR ENDED 31 MARCH 2019

10. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2019	2018
	£	£
Trade creditors	2,805	1,345
Taxation and social security	1,402	-
Other creditors	19,409	12,644
	<u>23,616</u>	<u>13,989</u>

11. MOVEMENT IN FUNDS

The general fund represents the free funds of the charity which are not designated for particular purposes.

12. RELATED PARTY DISCLOSURES

During the year there are trustees on the board of the charity in accordance with constitutional requirement. They represent the two charities who are connected by the legal constitution of Lyme Green Settlement as follows:

2 from British Red Cross  
2 from The Order of St John

As from 01/07/19 the British Red Cross have decided not to nominate members in the future.

The two serving British Red Cross Trustee representatives both resigned in March 2019.

In the accounts there are donations received of £240 which were given to the charity by a Trustee's family,

13. LYME GREEN SETTLEMENT PERMANENT ENDOWED TRUST

Lyme Green Settlement charity number 209267, was the original charity set up under trust deed 1946.

It was agreed that on the 1 April 2014 all the assets and liabilities held by the original charity should be transferred to the new CIO at their market value. The transfer of those assets were treated as a donation to the new CIO. The original charity was subsequently dissolved by the Charity Commission in April 2015.

Under the current legislation CIO's cannot legally hold permanently endowed property and as such the permanently endowed property had been excluded from these accounts in 2017. This transaction is shown under exceptional items 'other' in the SOFA.

The permanently endowed property is registered to Lyme Green Settlement CIO at the land registry and is held under constructive trust for the original Lyme Green Settlement charity.

The Charity Commission have set up a scheme dated March 2018 whereby the original trust which holds the permanently endowed property was reinstated but is linked to the CIO. The CIO is the corporate trustee of that endowed fund. The property has therefore been included in these accounts again this year but separately under endowed funds and exceptional items under 'other' in the SOFA.

**LYME GREEN SETTLEMENT****DETAILED STATEMENT OF FINANCIAL ACTIVITIES  
FOR THE YEAR ENDED 31 MARCH 2019**

	2019 £	2018 £
<b>INCOME AND ENDOWMENTS</b>		
<b>Donations and legacies</b>		
Donations and legacies	362	241
<b>Investment income</b>		
Investment income	4,513	5,371
Deposit account interest	126	45
	<b>4,639</b>	<b>5,416</b>
<b>Charitable activities</b>		
Rental income bungalows	163,051	165,132
Rental income other	47,697	46,662
Recharges	2,306	2,120
	<b>213,054</b>	<b>213,914</b>
<b>Other income</b>		
Other income	-	325
<b>Total incoming resources</b>	<b>218,055</b>	<b>219,896</b>
<b>EXPENDITURE</b>		
<b>Investment management costs</b>		
Portfolio management	1,858	1,853
<b>Charitable activities</b>		
Wages	74,583	72,903
Social security	2,576	2,454
Pensions	4,064	3,648
Rates and water	13,044	8,067
Insurance	6,987	6,417
Light and heat	1,467	1,493
Telephone	637	642
Postage and stationery	1,013	714
Sundries	1,414	1,700
Property and grounds repairs	97,464	36,663
Motor and travel	1,678	2,904
Safety clothing	1,088	630
Lifeline fees & clinic expense	1,416	3,511
Life assurance	60	60
Training	1,476	-
Cleaning and laundry	938	964
Office equipment maintenance	912	1,730
Donations and grants given	360	410
Carried forward	<b>211,177</b>	<b>144,910</b>

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# LYME GREEN SETTLEMENT

## DETAILED STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 MARCH 2019

	2019 £	2018 £
<b>Charitable activities</b>		
Brought forward	211,177	144,910
Plant and machinery	1,227	1,636
Motor vehicles	688	918
	<u>213,092</u>	<u>147,464</u>
<b>Other</b>		
Exceptional items	-	(5,000,000)
<b>Support costs</b>		
<b>Finance</b>		
Bank charges	177	167
<b>Governance costs</b>		
Auditors' remuneration	2,500	2,500
Auditors' remuneration for non audit work	2,660	2,876
Legal fees	6,321	7,242
Subscriptions	8	125
	<u>11,489</u>	<u>12,743</u>
<b>Total resources expended</b>	<u>226,616</u>	<u>(4,837,773)</u>
<b>Net (expenditure)/income before gains and losses</b>	<u>(8,561)</u>	<u>5,057,669</u>
<b>Realised recognised gains and losses</b>		
Realised gains/(losses) on fixed asset investments	4,893	(1,750)
<b>Net (expenditure)/income</b>	<u><u>(3,668)</u></u>	<u><u>5,055,919</u></u>

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