

ST LUKES TRUST LIMITED

England & Wales · Charity number 1056073

Details

Status Registered

Legal form Charitable company

Company number [03197736](#)

Registered 1996-06-12

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

Contact

Address 57 Cainscross Road
Stroud
GL5 4EX

Phone 01453753350

Email philip.curwen@btinternet.com

Activities

Objects: 1) FOR THE PUBLIC BENEFIT, TO RELIEVE SICKNESS, PROMOTE GOOD HEALTH, PROVIDE CARE TO AND ADVANCE THE EDUCATION AND TRAINING OF: PEOPLE WITH A DISABILITY (WHETHER MENTAL OR PHYSICAL), THE YOUNG, THE OLD, OR PEOPLE OTHERWISE IN NEED, IN ACCORDANCE WITH THE PRINCIPLES OF DR RUDOLF STEINER (AS SUMMARISED IN THE APPENDIX TO THIS MEMORANDUM), PARTICULARLY (WITHOUT LIMITATION) BY THE ESTABLISHMENT AND MAINTENANCE OF COMMUNITIES IN THE FORM OF VILLAGES, RESIDENTIAL HOUSES, DAY CENTRES, KINDERGARTENS, SCHOOLS, COLLEGES OR OTHER TYPES OF SOCIAL AND/OR EDUCATIONAL COMMUNITY IN WHICH BENEFICIARIES LIVE AND/OR WORK AND/OR TO WHICH THEY OTHERWISE RESORT, IN COMMUNITY WITH PERSONS PROVIDING SUPPORT.2) TO RELIEVE SICKNESS AND PROMOTE GOOD HEALTH BY MEANS OF AND ADVANCE THE EDUCATION AND PROMOTE RESEARCH (MAKING USEFUL RESULTS PUBLICLY AVAILABLE) IN THE FIELD OF ANTHROPOSOPHICAL MEDICINE (AS SUMMARISED IN THE APPENDIX TO THIS MEMORANDUM)

Activities: St Luke's Trust supports and promotes anthroposophical medicine, and supports and promotes a Camphill community for adults with learning disabilities

Classification

- **How:** Provides Human Resources, Provides Buildings/facilities/open Space, Provides Services, Provides Advocacy/advice/information
- **What:** The Advancement Of Health Or Saving Of Lives, Disability, Accommodation/housing
- **Who:** People With Disabilities, The General Public/mankind

Geography

- Gloucestershire

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£386,587	£335,614	-	-
2024-03-31	£317,508	£318,301	-	-
2023-03-31	£287,505	£232,480	-	-
2022-03-31	£294,838	£234,104	-	-
2021-03-31	£211,852	£204,577	-	-

Trustees

Name	Role	Appointed
John Browning	Chair	2019-11-14
Anne Picard-Beard		2018-03-15
PHILIP CHRISTIAN CURWEN		
THERESE HELENE CURWEN		

ST LUKES TRUST LIMITED

England & Wales - Charity number 1056073

Accounts

3197736 (CHARITY NO 1056073)

ST LUKE'S TRUST

DIRECTORS' AND TRUSTEES' REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

**DAVID RICHARDSON & CO
CHARTERED ACCOUNTANTS
4A LONDON ROAD
STROUD
GLOUCESTERSHIRE
GL5 2AG**

ST LUKE'S TRUST
FOR THE YEAR ENDED 31 MARCH 2025

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ST LUKE'S TRUST

LEGAL AND ADMINISTRATIVE INFORMATION

Company Number: 3197736 (charity no 1056073)

Directors/Trustees John Browning
Philip Curwen
Therese Curwen
Anne Picard-Beard
Piet Blok (retired 3rd July 2025)

Secretary: Philip Curwen

Registered Office: Gannicox House
57 Cainscross Road
Stroud
Gloucestershire
GL5 4EX

Accountants: David Richardson & Co
Chartered Accountants
4a London Road
Stroud
Gloucestershire
GL5 2AG

Bankers: Lloyds TSB
12 Rowcroft
Stroud
Glos. GL5 3BD

CCLA Management Ltd
COIF Charity Funds
80 Cheapside
London EC2V 6DZ

Solicitors: Bates Wells
10 Queen Street Place
London EC4R 1BE

ST LUKE'S TRUST
DIRECTORS' AND TRUSTEES' REPORT
FOR THE YEAR ENDED 31 MARCH 2025

The Trustees present their report with the financial statements of the charity for the year ended 31 March 2025.

Directors and Trustees

The directors of the charitable company (the charity) are the trustees for the purpose of charity law and throughout this report are collectively referred to as the trustees. The trustees serving during the year and since the year end were as follows:

John Browning
Philip Curwen
Therese Curwen
Anne Picard-Beard
Piet Blok (retired 3rd July 2025)

Structure, Governance & Management

Governing document

St Luke's Trust Ltd is a company limited by guarantee with no share capital, governed by a memorandum and articles of association. It was incorporated on 13th May 1996, and registered as a charity on 12th June 1996.

Appointment of trustees

Trustees are appointed by processes laid down in the articles of association. New trustees may be co-opted by the Trustees to provide necessary skills to support the charity, and full appointment and routine re-election procedures are undertaken at annual general meetings.

Trustee induction and training

Trustees are briefed on their legal obligations under company and charity law, the governing document, decision making processes and financial performance of the charity. We have begun to commission professional external training events, in order to ensure high standards of governance and awareness.

Organisation

The trustees are responsible for the governance and administration of the charity. They meet quarterly, receive reports conveying the day to day life of the different activities, and decide matters of policies and procedures, and financial budgets and management.

ST LUKE'S TRUST

DIRECTORS' AND TRUSTEES' REPORT (Continued)

FOR THE YEAR ENDED 31 MARCH 2025

Risk management

The trustees have risk management strategies which comprise:

- A periodic review of risks the charity may face
- The establishment of systems and procedures to mitigate identified risks; these systems are developed by the trustees.
- Particular emphasis on health and safety policies and procedures, wide-ranging and adequate insurance cover, and protection of vulnerable adults from abuse
- Financial risk management by developing and reviewing our reserves policy

Objectives and activities

The charity has as its main current aims the support and promotion of anthroposophical therapies, the support and personal development of adults with learning disabilities through Camphill community life in Gannicox House, the residential provision in partnership with Ruskin Mill trust, the running of Sunlands Kindergarten, and the management of the housing provision at Whittington House.

In the Therapy Centre, all rooms are let under business tenancies. New tenancies have been established for December 2025, and provision for funding a much needed sinking fund for refurbishment and maintenance work has been continued, through a service charge addition to the tenancies.

The housing provision for adults with learning disabilities, both in Gannicox and in the Ruskin Mill household, continues at full occupancy, with an extra tenanted room at Gannicox having been made available in April 2025, bringing the number of residents up to 10.

At Sunlands kindergarten, child numbers remain healthy, and the teaching team are working well together, under the supervision of a trustee.

In Whittington House, all flats are occupied. The Trust owns three of the flats, and undertook a small renovation project, providing guest space, part-time office use for the Trust, and a new domiciliary care office for Gannicox CIC. At the time of this meeting, the Trust is completing the purchase of a further flat, with the Camphill Village Trust surrendering the lease for Flat 6, at a consideration of £100,000.

The main objectives for the coming year are to support the therapeutic work in the St Luke's Therapy Centre, to further support the adult residential communities both at Gannicox House and in the Therapy Centre, to continue the effective management of the Kindergarten, and to continue the management of the housing provision at Whittington House.

The strategies employed to achieve the charity's objectives are to:

- Support the medical-therapy work.
- Work closely with the Gannicox CIC and Ruskin Mill to ensure regulatory compliance with regard to the housing and care/support provision for the adults with learning disabilities in Gannicox.
- Ensure effective housing management across the Trust's property portfolio.
- Support the Kindergarten to continue delivering a high quality Steiner Kindergarten provision.
- Manage the leasehold development at Whittington House to promote the supported community life for the elderly

ST LUKE'S TRUST

DIRECTORS' AND TRUSTEES' REPORT (Continued)

FOR THE YEAR ENDED 31 MARCH 2025

Public benefit; achievements and performance

Our approach to assessing public benefit comes from the statutory objective set for us by Parliament in the Charities Act, 'To promote awareness and understanding of the operation of the public benefit requirement'. The trustees are confident that the Trust provides clear benefits, without limiting detriment or harm, fully related to our aims. Furthermore, the beneficiaries are appropriate to our aims, and the opportunity to benefit is not unreasonably restricted within the beneficiary group.

Throughout the year, St Luke's Trust supported its beneficiaries, within the charity objects, by:

- Supporting the Therapy Centre work by effective property management
- Maintaining therapy provision in the Therapy Centre by offering tenancies for therapists
- Maintaining effective property and tenancy management at Gannicox House
- Working in partnership with Gannicox CIC and liaising closely to develop service delivery and promote good relationships with funding and regulatory authorities
- Managing the residential provision at Whittington House
- Directly managing Sunlands Kindergarten
- Supporting the residential provision for young adults with complex needs with Ruskin Mill Trust

The trustees wish to note here the retirement of Piet Blok, who moved away during the year to be supported by his family following a debilitating fall. Piet supported the work of the Trust for many years, particularly with the Camphill community in Gannicox, and since 2012 as a trustee. We are grateful for his many years of service and support.

Financial Review

General overview

From the accounts, it will be seen that incoming resources for the year to 31 March 2025 were £386,587 [against £317,508 in 2023-24]. Resources expended were £335,614 [against £318,301 for 2023-24]. The revenue surplus was thus £50,973 [against a deficit of £793 for 2023-24]. Looking to the balance sheet, total assets less current liabilities were £1,888,295 [against £1,856,042 at 31 March 2024], and total net assets were £1,573,173 [against £1,522,200 at 31 March 2024].

Reserves policy

The bulk of St Luke's Trust's income is based upon rental income from Gannicox House and from St Luke's Therapy Centre, lease rent from Ruskin Mill, service charges from Whittington House, and fees from Sunlands Kindergarten. Principle funding sources are Local Authority housing benefit, lease rent from Gannicox CIC and Ruskin Mill, Therapy Centre tenants, Nursery Grant, and Whittington leaseholders. As such, cessation of this funding would entail cessation of service provision, and our reserves policy acknowledges this; understanding that a large proportion of our expenditure would cease. Current assets less short term creditors were £261,294 at 31 March 2025 [against £195,547 at 31 March 2024], while monthly expenditure less depreciation was £25,176 [against £24,094 during 2023-24], which would thus allow for more than ten months' normal expenditure, which we consider to be an appropriate reserve fund, as well as promoting further development for the charity. Long term loans are secured against our freehold property, whose value well exceeds loan levels even at the property's historic cost; with a comfortable margin of safety should any such loans become difficult to service for any unforeseeable reason. As such, the trustees are content with current reserves, and will review them twice a year. Reserves are kept in deposit accounts with CCLA, to achieve capital preservation and a reasonable interest rate.

ST LUKE'S TRUST

DIRECTORS' AND TRUSTEES' REPORT (Continued)

FOR THE YEAR ENDED 31 MARCH 2025

Plans for future periods

The main financial concerns for the charity will continue to be:

- to manage and maintain our range of properties, ensuring they enable the Trust to carry out its charitable objects for public benefit. This requires careful budget controls, liaison with those working in the properties, and both short and long term scheduling of building maintenance
- to maintain funding with our regulatory and funding authorities
- to maintain and further develop rental income; this will depend upon close attention to changes in Housing Benefit regulations, and their impact upon our funding
- to continue building a fruitful partnership with Ruskin Mill in the new housing unit in the Therapy Centre with the supported accommodation for vulnerable adults
- to continue maintaining and reviewing the sustainable structure in the Therapy Centre, managing tenancies and supporting therapy provision

We continue to review our systems of financial strategy and financial control, to achieve a robust procedure of delegated authority combined with a system of monitoring and review to ensure the effective use of funds in delivering our objectives.

Responsibilities of the Trustees

Company Law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of the affairs of the charitable company as at the balance sheet date and of its incoming resources and application of resources, including income and expenditure, for the financial year. In preparing those financial statements, the trustees should follow best practice and:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent; and
- prepare the financial statements on the going concern basis unless it is inappropriate to assume that the company will continue on that basis.

The trustees are responsible for maintaining proper accounting records which disclose with reasonable accuracy at any time the financial position of the charitable company and to enable them to ensure that the financial statements comply with the Companies Act 2006. The trustees are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by the trustees on 11th December 2025, and signed on its behalf by:

.....

P Curwen
Secretary

INDEPENDENT EXAMINER'S REPORT

TO THE TRUSTEES OF

ST LUKE'S TRUST

FOR THE YEAR ENDED 31 MARCH 2025

I report to the charity trustees on my examination of the accounts of the company for the year ended 31 March 2025 which are set out on pages 7 to 15.

Responsibilities and basis of report

As the charity trustees of the company (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of the company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your company's accounts as carried out under section 145 of the Charities Act 2011 (the 2011 Act). In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

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 company as required by section 386 of the 2006 Act; or
2. The accounts do not accord with those records; or
3. The accounts do not comply with the accounting requirements of section 396 of the 2006 Act 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; or
4. The accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102).

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.



9 December 2025

David Richardson FCA

David Richardson & Co.
Chartered Accountants
4a London Road
Stroud
Gloucestershire
GL5 2AG

ST LUKE'S TRUST

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 MARCH 2025

	Unrestricted Funds £	Restricted Income Funds £	Total Funds 2025 £	Total Funds 2024 £
Incoming resources				
Incoming Resources from generated funds:				
Voluntary income	1,324	25,000	26,324	1,210
Investment income	7,160	-	7,160	6,605
	<u>8,484</u>	<u>25,000</u>	<u>33,484</u>	<u>7,815</u>
Incoming resources charitable activities	102,256	-	102,256	92,290
Other incoming resources	250,847	-	250,847	217,403
Total incoming resources	<u>361,587</u>	<u>25,000</u>	<u>386,587</u>	<u>317,508</u>
Resources expended				
Costs of charitable activities	316,694	17,000	333,694	316,381
Governance costs	1,920	-	1,920	1,920
Total resources expended	<u>318,614</u>	<u>17,000</u>	<u>335,614</u>	<u>318,301</u>
Net movement in funds	<u>42,973</u>	<u>8,000</u>	<u>50,973</u>	<u>(793)</u>
Gross transfers between funds	(2,820)	2,820	-	-
Total funds brought forward	<u>1,484,741</u>	<u>37,459</u>	<u>1,522,200</u>	<u>1,522,993</u>
Total funds carried forward	<u><u>1,524,894</u></u>	<u><u>48,279</u></u>	<u><u>1,573,173</u></u>	<u><u>1,522,200</u></u>

Details of Incoming resources and resources used are given in the notes to the financial statements.

ST LUKE'S TRUST

STATEMENT OF FINANCIAL ACTIVITIES

DETAILED ANALYSIS OF MOVEMENTS IN FUNDS

FOR THE YEAR ENDED 31 MARCH 2025

		2025		2024	
	£	£	£	£	£
General Fund					
Opening Balance	1,484,741		1,488,354		
Surplus/(Deficit) for the year	42,973		(793)		
Transfer to Sinking Fund	(2,820)		(2,820)		
	<hr/>	1,524,894	<hr/>	1,484,741	
Whittington House : Sinking Fund					
Opening Balance	37,459		34,639		
Transfer from General Fund	2,820		2,820		
	<hr/>	40,279	<hr/>	37,459	
The Lantern Fund					
Grants and donations	25,000		-		
Consultancy fees	(17,000)		-		
	<hr/>	8,000	<hr/>	-	
Total funds at 31 March 2025		<hr/> <u>1,573,173</u> <hr/>		<hr/> <u>1,522,200</u> <hr/>	

ST LUKE'S TRUST

BALANCE SHEET

AT 31 MARCH 2025

	Note	2025		2024	
		£	£	£	£
Tangible fixed assets					
Tangible assets	5		1,627,001		1,660,495
Current assets					
Debtors	6	47,583		47,753	
Bank Accounts		269,953		202,513	
Cash in hand		534		334	
		<u>318,070</u>		<u>250,600</u>	
Creditors					
Amounts falling due within one year	7	56,776		55,053	
		<u>56,776</u>		<u>55,053</u>	
Net current assets			261,294		195,547
Total assets less current liabilities			<u>1,888,295</u>		<u>1,856,042</u>
Creditors					
Amounts falling due after more than one year	7		(315,122)		(333,842)
			<u>(315,122)</u>		<u>(333,842)</u>
Net assets			<u>1,573,173</u>		<u>1,522,200</u>
Capital funds					
Restricted funds			48,279		37,459
Unrestricted funds			1,524,894		1,484,741
			<u>1,573,173</u>		<u>1,522,200</u>
Total funds			<u>1,573,173</u>		<u>1,522,200</u>

For the year ending 31 March 2025 the company was entitled to exemption from audit under section 477 of the Companies Act 2006.

Directors' responsibilities:

The members have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476;

The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These financial statements have been prepared in accordance with the special provisions relating to the small companies regime within Part 15 of the Companies Act 2006). Approved by the trustees

On 11 December 2025 and signed on its behalf.

.....
John Browning

The annexed notes form part of these financial statements.

ST LUKE'S TRUST

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

1. Accounting policies

The financial statements have been prepared in accordance with the 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)) (issued in October 2019) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) and the Companies Act 2006.

The charity meets the definition of a Public benefit entity under FRS102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy notes.

Incoming resources

All incoming resources are included in the SOFA when the charity is legally entitled to the income and the amount can be quantified with reasonable accuracy.

Resources expended

All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with use of the resources.

Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost less depreciation

Depreciation is provided at rates calculated to write off the cost or valuation of fixed assets, less their estimated residual value, over their expected useful lives on the following bases:

Motor vehicles	25% reducing balance basis
Furniture and fittings	25% reducing balance basis
Freehold buildings	2% reducing balance basis

The depreciation charge for freehold buildings is based on total carrying value which includes an element of land. It is not possible to value separately the land and any adjustment to exclude the land element would not materially affect the depreciation charge.

Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the trustees for particular purposes. The aim and use of each designated fund is set out in the notes to the financial statements.

ST LUKE'S TRUST

NOTES TO THE FINANCIAL STATEMENTS (Continued)

FOR THE YEAR ENDED 31 MARCH 2025

Governance costs

These costs include the costs of governance arrangements which relate to the general running of St Luke's Trust as opposed to the direct management functions inherent in generating funds and community activities. This includes such items as independent accounts examination, legal advice for trustees and costs associated with constitutional and statutory requirements, including trustee meetings.

Whittington House - Sinking Fund

A fund is maintained by the Trust for the restricted purpose of the ongoing maintenance of Whittington House.

The Lantern Fund

A restricted fund held by the Trust to support the neighbouring Lantern educational establishment.

2. **Turnover**

Turnover is attributable solely to continuing operations and derives from the activities described in the trustees report..

3. **Staff costs**

The average number of persons employed by the company, including directors, during the year was as follows:

	2025	2024
Administration	1	1
Kindergarten	6	6
	—	—
	7	7
	=	=

4. **Investment Income/Gains**

	2025	2024
	£	£
Interest received	6,678	6,250
Dividends	482	355
	<u>7,160</u>	<u>6,605</u>
	<u><u>7,160</u></u>	<u><u>6,605</u></u>

ST LUKE'S TRUST

NOTES TO THE FINANCIAL STATEMENTS (Continued)

FOR THE YEAR ENDED 31 MARCH 2025

5. Tangible fixed assets

	Land and Buildings £	Fixtures and Fittings £	Motor Vehicles £	Total £
Cost:				
At 1 April 2024	2,070,921	92,815	11,500	2,175,236
At 31 March 2025	<u>2,070,921</u>	<u>92,815</u>	<u>11,500</u>	<u>2,175,236</u>
Depreciation:				
At 1 April 2024	411,663	92,225	10,853	514,741
Charge for the year	33,184	148	162	33,494
At 31 March 2025	<u>444,847</u>	<u>92,373</u>	<u>11,015</u>	<u>548,235</u>
Net book value:				
At 31 March 2025	<u>1,626,074</u>	<u>442</u>	<u>485</u>	<u>1,627,001</u>
At 31 March 2024	<u>1,659,258</u>	<u>590</u>	<u>647</u>	<u>1,660,495</u>

The land and buildings at Gannicox House were valued by Bruton Knowles qualified valuers in April 2009. The valuation was on an open market basis.

Whittington House is stated at historical cost less depreciation.

In November 2013 the Therapy Centre was professionally valued by Bruton Knowles at £425,000 with the existing lease at that time. Since that date expenditure on refurbishing and extending the Centre has been written off during the year that the expenditure was incurred. Gannicox House and Whittington House are at historical cost less depreciation.

Included within the above land and buildings are freehold properties as follows :-

	2025	2024
Therapy Centre	340,982	347,940
Gannicox House	627,784	640,596
Whittington House	657,308	670,722
	<u>1,626,074</u>	<u>1,659,258</u>

ST LUKE'S TRUST

NOTES TO THE FINANCIAL STATEMENTS (Continued)

FOR THE YEAR ENDED 31 MARCH 2025

6. Debtors and prepayments

Amounts falling due within one year:

	2025	2024
	£	£
Prepayments	22,497	20,600
Sundry Debtors	15,508	18,561
Other debtors	9,578	8,592
	47,583	47,753
	47,583	47,753

7. Creditors

Amounts falling due within one year:-

	2025	2024
	£	£
Mortgage (Secured)	19,174	17,110
Trade creditors	25,654	26,548
Other Creditors	1,996	1,992
Other Taxes & PAYE	3,552	1,709
Amount due to Pension Fund	522	302
Credit card	150	495
Accruals	5,728	6,897
	56,776	55,053
	56,776	55,053

Amounts falling due after more than one year:-

Mortgage (Secured)	315,122	333,842
	315,122	333,842

Bank loan 1 is repayable over 15 years from October 2019 by monthly instalments. The rate of interest is 3.50% above bank base rate.

Bank loan 2 is repayable over 15 years from January 2024 by monthly instalments. The rate of interest is 9.90% fixed.

The loans are secured on freehold property.

ST LUKE'S TRUST

NOTES TO THE FINANCIAL STATEMENTS (Continued)

FOR THE YEAR ENDED 31 MARCH 2025

8. Incoming resources

	Unrestricted Funds 2025 £	Restricted Income Funds 2025 £	Total Funds 2025 £	Total Funds 2024 £
Voluntary income				
Grants and donations	1,324	25,000	26,324	1,210
	<u>1,324</u>	<u>25,000</u>	<u>26,324</u>	<u>1,210</u>
Incoming resources charitable activities				
Personal service charges	6,091	-	6,091	3,023
Income from Sunlands Kindergarten	84,001	-	84,001	74,492
Whittington House service charges	12,164	-	12,164	14,775
	<u>102,256</u>	<u>-</u>	<u>102,256</u>	<u>92,290</u>
Investment income				
Interest received	6,678	-	6,678	6,250
Dividends	482	-	482	355
	<u>7,160</u>	<u>-</u>	<u>7,160</u>	<u>6,605</u>
Other incoming resources				
Sundry income	945	-	945	1,938
Rental income and Room Hire	215,540	-	215,540	184,362
Recharged expenses	34,362	-	34,362	31,103
	<u>250,847</u>	<u>-</u>	<u>250,847</u>	<u>217,403</u>

ST LUKE'S TRUST

NOTES TO THE FINANCIAL STATEMENTS (Continued)

FOR THE YEAR ENDED 31 MARCH 2025

9. Costs of charitable activities

	2025	2025	2024
	£	£	£
Residents and Helpers costs	41,871		27,003
Council tax and rates	5,390		5,285
Insurance	20,937		22,574
Repairs and Maintenance	14,119		50,431
Heat, Light and Water	48,583		39,941
Sunlands materials and food	3,118		1,865
Cleaning	2,804		4,513
Subscriptions	723		614
General administration expenses	898		933
Staff costs	98,361		80,930
Landscaping and gardening	12,396		9,540
Legal and Professional fees	1,260		11,760
Depreciation	33,494		29,173
Loan interest and charges	30,103		29,031
Bank charges	144		171
Training and Conference expenses	347		550
Telephone and internet	2,146		2,067
Consultancy fees (Lantern Fund)	17,000		-
	<hr/>		<hr/>
		333,694	316,381
		<hr/> <hr/>	<hr/> <hr/>

10. Governance costs

	2025	2025	2024
	£	£	£
Accountancy	1,920		1,920
	<hr/>		<hr/>
		1,920	1,920
		<hr/> <hr/>	<hr/> <hr/>

ST LUKES TRUST LIMITED

England & Wales - Charity number 1056073

Accounts

3197736 (CHARITY NO 1056073)

ST LUKE'S TRUST

DIRECTORS' AND TRUSTEES' REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2024

**DAVID RICHARDSON & CO
CHARTERED ACCOUNTANTS
4A LONDON ROAD
STROUD
GLOUCESTERSHIRE
GL5 2AG**

ST LUKE'S TRUST
FOR THE YEAR ENDED 31 MARCH 2024

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ST LUKE'S TRUST

LEGAL AND ADMINISTRATIVE INFORMATION

Company Number: 3197736 (charity no 1056073)

Directors/Trustees
Piet Blok
John Browning
Philip Curwen
Therese Curwen
Anne Picard-Beard

Secretary: Philip Curwen

Registered Office:
Gannicox House
57 Cainscross Road
Stroud
Gloucestershire
GL5 4EX

Accountants:
David Richardson & Co
Chartered Accountants
4a London Road
Stroud
Gloucestershire
GL5 2AG

Bankers:
Lloyds TSB
12 Rowcroft
Stroud
Glos. GL5 3BD

CCLA Management Ltd
COIF Charity Funds
80 Cheapside
London EC2V 6DZ

Solicitors:
Bates Wells
10 Queen Street Place

London EC4R 1BE

ST LUKE'S TRUST
DIRECTORS' AND TRUSTEES' REPORT
FOR THE YEAR ENDED 31 MARCH 2024

The Trustees present their report with the financial statements of the charity for the year ended 31 March 2024.

Directors and Trustees

The directors of the charitable company (the charity) are the trustees for the purpose of charity law and throughout this report are collectively referred to as the trustees. The trustees serving during the year and since the year end were as follows:

Piet Blok
John Browning
Philip Curwen
Therese Curwen
Anne Picard-Beard
Natasha Ramm (resigned 17th May 2023)

Structure, Governance & Management

Governing document

St Luke's Trust Ltd is a company limited by guarantee with no share capital, governed by a memorandum and articles of association. It was incorporated on 13th May 1996, and registered as a charity on 12th June 1996. An amended memorandum of association was adopted by special resolution at the AGM on 4th June 2007.

Appointment of trustees

Trustees are appointed by processes laid down in the articles of association. New trustees may be co-opted by the Trustees to provide necessary skills to support the charity, and full appointment and routine re-election procedures are undertaken at annual general meetings.

Trustee induction and training

Trustees are briefed on their legal obligations under company and charity law, the governing document, decision making processes and financial performance of the charity. We have begun to commission professional external training events, in order to ensure high standards of governance and awareness.

Organisation

The trustees are responsible for the governance and administration of the charity. They meet quarterly, receive reports conveying the day to day life of the different activities, and decide matters of policies and procedures, and financial budgets and management.

ST LUKE'S TRUST

DIRECTORS' AND TRUSTEES' REPORT (Continued)

FOR THE YEAR ENDED 31 MARCH 2024

Risk management

The trustees have risk management strategies which comprise:

- A periodic review of risks the charity may face
- The establishment of systems and procedures to mitigate identified risks; these systems are developed by the trustees.
- Particular emphasis on health and safety policies and procedures, wide-ranging and adequate insurance cover, and protection of vulnerable adults from abuse
- Financial risk management by developing and reviewing our reserves policy

Objectives and activities

The charity has as its main current aims the support and promotion of anthroposophical therapies, the support and personal development of adults with learning disabilities through Camphill community life in Gannicox House, the residential provision in partnership with Ruskin Mill trust, the running of Sunlands Kindergarten, and the management of the housing provision at Whittington House.

In the Therapy Centre, all rooms are let under business tenancies. New tenancies have been established for December 2024, and provision for funding a much needed sinking fund for refurbishment and maintenance work has been continued, through a service charge addition to the tenancies.

The housing provision for adults with learning disabilities, both in Gannicox and in the Ruskin Mill household, continues at full occupancy, with an extra tenanted room at Gannicox being planned for April 2025, bringing the number of residents up to 10.

At Sunlands kindergarden, child numbers remain healthy, and the Trust is working to establish a sound governance structure for its continuation, balancing succession planning and liaison with local partners in Steiner kindergarden work.

In Whittington House, all flats are occupied. The Trust now owns three of the flats, and has recently undertaken a small renovation project, to provide guest space, part-time office use for the Trust, and a new domiciliary care office for Gannicox CIC.

The main objectives for the coming year are to support the therapeutic work in the St Luke's Therapy Centre, to further support the adult residential communities both at Gannicox House and in the Therapy Centre, to continue the effective management of the Kindergarten, and to continue the management of the housing provision at Whittington House.

The strategies employed to achieve the charity's objectives are to:

- Support the medical-therapy work.
- Work closely with the Gannicox CIC and Ruskin Mill to ensure regulatory compliance with regard to the housing and care/support provision for the adults with learning disabilities in Gannicox.
- Ensure effective housing management across the Trust's property portfolio.
- Support the Kindergarten to continue delivering a high quality Steiner Kindergarten provision.
- Manage the leasehold development at Whittington House to promote the supported community life for the elderly

ST LUKE'S TRUST

DIRECTORS' AND TRUSTEES' REPORT (Continued)

FOR THE YEAR ENDED 31 MARCH 2024

Public benefit; achievements and performance

Our approach to assessing public benefit comes from the statutory objective set for us by Parliament in the Charities Act, 'To promote awareness and understanding of the operation of the public benefit requirement'. The trustees are confident that the Trust provides clear benefits, without limiting detriment or harm, fully related to our aims. Furthermore, the beneficiaries are appropriate to our aims, and the opportunity to benefit is not unreasonably restricted within the beneficiary group.

Throughout the year, St Luke's Trust supported its beneficiaries, within the charity objects, by:

- Supporting the Therapy Centre work by effective property management
- Maintaining therapy provision in the Therapy Centre by offering tenancies for therapists
- Maintaining effective property and tenancy management at Gannicox House
- Working in partnership with Gannicox CIC and liaising closely to develop service delivery and promote good relationships with funding and regulatory authorities
- Managing the residential provision at Whittington House
- Directly managing Sunlands Kindergarten
- Supporting the residential provision for young adults with complex needs with Ruskin Mill Trust

Financial Review

General overview

From the accounts, it will be seen that incoming resources for the year to 31 March 2024 were £317,508 [against £287,505 in 2022-23]. Resources expended were £318,301 [against £232,480 for 2022-23]. The revenue deficit was thus £793 [against a surplus of £55,025 for 2022-23]. Looking to the balance sheet, total assets less current liabilities were £1,856,042 [against £1,763,027 at 31 March 2023], and total net assets were £1,522,200 [against £1,522,993 at 31 March 2023].

Reserves policy

The bulk of St Luke's Trust's income is based upon rental income from Gannicox House and from St Luke's Therapy Centre, lease rent from Ruskin Mill, service charges from Whittington House, and fees from Sunlands Kindergarten. Principle funding sources are Local Authority housing benefit, lease rent from Gannicox CIC and Ruskin Mill, Therapy Centre tenants, Nursery Grant, and Whittington leaseholders. As such, cessation of this funding would entail cessation of service provision, and our reserves policy acknowledges this; understanding that a large proportion of our expenditure would cease. Current assets less short term creditors were £195,547 at 31 March 2024, while monthly expenditure less depreciation was £24,094, which would thus allow for more than eight months' normal expenditure, which we consider to be an appropriate reserve fund, as well as promoting further development for the charity. Long term loans are secured against our freehold property, whose value well exceeds loan levels even at the property's historic cost; with a comfortable margin of safety should any such loans become difficult to service for any unforeseeable reason. As such, the trustees are content with current reserves, and will review them twice a year. Reserves are kept in deposit accounts with CCLA, to achieve capital preservation and a reasonable interest rate.

ST LUKE'S TRUST

DIRECTORS' AND TRUSTEES' REPORT (Continued)

FOR THE YEAR ENDED 31 MARCH 2024

Plans for future periods

The main financial concerns for the charity will continue to be:

- to manage and maintain our range of properties, ensuring they enable the Trust to carry out its charitable objects for public benefit. This requires careful budget controls, liaison with those working in the properties, and both short and long term scheduling of building maintenance
- to maintain funding with our regulatory and funding authorities
- to maintain and further develop rental income; this will depend upon close attention to changes in Housing Benefit regulations, and their impact upon our funding
- to continue building a fruitful partnership with Ruskin Mill in the new housing unit in the Therapy Centre with the supported accommodation for vulnerable adults
- to continue maintaining and reviewing the sustainable structure in the Therapy Centre, managing tenancies and supporting therapy provision

We continue to review our systems of financial strategy and financial control, to achieve a robust procedure of delegated authority combined with a system of monitoring and review to ensure the effective use of funds in delivering our objectives.

Responsibilities of the Trustees

Company Law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of the affairs of the charitable company as at the balance sheet date and of its incoming resources and application of resources, including income and expenditure, for the financial year. In preparing those financial statements, the trustees should follow best practice and:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent; and
- prepare the financial statements on the going concern basis unless it is inappropriate to assume that the company will continue on that basis.

The trustees are responsible for maintaining proper accounting records which disclose with reasonable accuracy at any time the financial position of the charitable company and to enable them to ensure that the financial statements comply with the Companies Act 2006. The trustees are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by the trustees on 10th December 2024, and signed on its behalf by:

.....

P Curwen
Secretary

INDEPENDENT EXAMINER'S REPORT
TO THE TRUSTEES OF
ST LUKE'S TRUST
FOR THE YEAR ENDED 31 MARCH 2024

I report to the charity trustees on my examination of the accounts of the company for the year ended 31 March 2024 which are set out on pages 7 to 15.

Responsibilities and basis of report

As the charity trustees of the company (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of the company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your company's accounts as carried out under section 145 of the Charities Act 2011 (the 2011 Act). In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

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 company as required by section 386 of the 2006 Act; or
2. The accounts do not accord with those records; or
3. The accounts do not comply with the accounting requirements of section 396 of the 2006 Act 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; or
4. The accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102).

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.

10 December 2024

David Richardson FCA

David Richardson & Co.
Chartered Accountants
4a London Road
Stroud
Gloucestershire
GL5 2AG

ST LUKE'S TRUST

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 MARCH 2024

	Unrestricted Funds £	Restricted Income Funds £	Total Funds 2024 £	Total Funds 2023 £
Incoming resources				
Incoming Resources from generated funds:				
Voluntary income	1,210	-	1,210	3,695
Investment income	6,605	-	6,605	2,690
	<u>7,815</u>	<u>-</u>	<u>7,815</u>	<u>6,385</u>
Incoming resources charitable activities	92,290	-	92,290	92,928
Other incoming resources	217,403	-	217,403	188,192
Total incoming resources	<u>317,508</u>	<u>-</u>	<u>317,508</u>	<u>287,505</u>
Resources expended				
Costs of charitable activities	316,381	-	316,381	230,560
Governance costs	1,920	-	1,920	1,920
Total resources expended	<u>318,301</u>	<u>-</u>	<u>318,301</u>	<u>232,480</u>
Net movement in funds	(793)	-	(793)	55,025
Gross transfers between funds	(2,820)	2,820	-	-
Total funds brought forward	<u>1,488,354</u>	<u>34,639</u>	<u>1,522,993</u>	<u>1,467,968</u>
Total funds carried forward	<u><u>1,484,741</u></u>	<u><u>37,459</u></u>	<u><u>1,522,200</u></u>	<u><u>1,522,993</u></u>

Details of Incoming resources and resources used are given in the notes to the financial statements.

ST LUKE'S TRUST
STATEMENT OF FINANCIAL ACTIVITIES
DETAILED ANALYSIS OF MOVEMENTS IN FUNDS
FOR THE YEAR ENDED 31 MARCH 2024

	2024		2023	
	£	£	£	£
General Fund				
Opening balance	1,488,354		1,436,149	
(Deficit)/Surplus for the year	(793)		55,025	
Transfer to Sinking Fund	(2,820)		(2,820)	
	<hr/>		<hr/>	
		1,484,741		1,488,354
Whittington House : Sinking Fund				
Opening Balance	34,639		31,819	
Transfer from General Fund	2,820		2,820	
	<hr/>		<hr/>	
		37,459		34,639
Total funds at 31 March 2024		<hr/> <hr/>		<hr/> <hr/>
		1,522,200		1,522,993

ST LUKE'S TRUST

BALANCE SHEET

AT 31 MARCH 2024

	Note	2024		2023	
		£	£	£	£
Tangible fixed assets					
Tangible assets	5		1,660,495		1,439,668
Current assets					
Debtors	6	47,753		32,181	
Bank Accounts		202,513		336,358	
Cash in hand		334		149	
		250,600		368,688	
Creditors					
Amounts falling due within one year	7	55,053		45,329	
Net current assets			195,547		323,359
Total assets less current liabilities			1,856,042		1,763,027
Creditors					
Amounts falling due after more than one year	7		(333,842)		(240,034)
Net assets			1,522,200		1,522,993
Capital funds					
Restricted funds			37,459		34,639
Unrestricted funds			1,484,741		1,488,354
Total funds			1,522,200		1,522,993

For the year ending 31 March 2024 the company was entitled to exemption from audit under section 477 of the Companies Act 2006.

Directors' responsibilities:

The members have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476;

The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These financial statements have been prepared in accordance with the special provisions relating to the small companies regime within Part 15 of the Companies Act 2006). Approved by the trustees on 10 December 2024 and signed on its behalf.

.....
John Browning

ST LUKE'S TRUST
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2024

1. Accounting policies

The financial statements have been prepared in accordance with the 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)) (issued in October 2019) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) and the Companies Act 2006.

The charity meets the definition of a Public benefit entity under FRS102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy notes.

Incoming resources

All incoming resources are included in the SOFA when the charity is legally entitled to the income and the amount can be quantified with reasonable accuracy.

Resources expended

All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with use of the resources.

Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost less depreciation

Depreciation is provided at rates calculated to write off the cost or valuation of fixed assets, less their estimated residual value, over their expected useful lives on the following bases:

Motor vehicles	25% reducing balance basis
Furniture and fittings	25% reducing balance basis
Freehold buildings	2% reducing balance basis

The depreciation charge for freehold buildings is based on total carrying value which includes an element of land. It is not possible to value separately the land and any adjustment to exclude the land element would not materially affect the depreciation charge.

Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the trustees for particular purposes. The aim and use of each designated fund is set out in the notes to the financial statements.

ST LUKE'S TRUST

NOTES TO THE FINANCIAL STATEMENTS (Continued)

FOR THE YEAR ENDED 31 MARCH 2024

Governance costs

These costs include the costs of governance arrangements which relate to the general running of St Luke's Trust as opposed to the direct management functions inherent in generating funds and community activities. This includes such items as independent accounts examination, legal advice for trustees and costs associated with constitutional and statutory requirements, including trustee meetings.

Whittington House - Sinking Fund

A fund is maintained by the Trust for the restricted purpose of the ongoing maintenance of Whittington House.

2. **Turnover**

Turnover is attributable solely to continuing operations and derives from the activities described in the trustees report..

3. **Staff costs**

The average number of persons employed by the company, including directors, during the year was as follows:

	2024	2023
Administration	1	1
Kindergarten	6	6
	–	–
	7	7
	=	=

4. **Investment Income/Gains**

	2024	2023
	£	£
Interest received	6,250	2,240
Dividends	355	450
	<u>6,605</u>	<u>2,690</u>
	<u><u>6,605</u></u>	<u><u>2,690</u></u>

ST LUKE'S TRUST

NOTES TO THE FINANCIAL STATEMENTS (Continued)

FOR THE YEAR ENDED 31 MARCH 2024

5. Tangible fixed assets

	Land and Buildings £	Fixtures and Fittings £	Motor Vehicles £	Total £
Cost:				
At 1 April 2023	1,820,921	92,815	11,500	1,925,236
Additions	250,000	-	-	250,000
	<hr/>	<hr/>	<hr/>	<hr/>
At 31 March 2024	2,070,921	92,815	11,500	2,175,236
	<hr/>	<hr/>	<hr/>	<hr/>
Depreciation:				
At 1 April 2023	382,903	92,028	10,637	485,568
Charge for the year	28,760	197	216	29,173
	<hr/>	<hr/>	<hr/>	<hr/>
At 31 March 2024	411,663	92,225	10,853	514,741
	<hr/>	<hr/>	<hr/>	<hr/>
Net book value:				
At 31 March 2024	1,659,258	590	647	1,660,495
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>
At 31 March 2023	1,438,018	787	863	1,439,668
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

The land and buildings at Gannicox House were valued by Bruton Knowles qualified valuers in April 2009. The valuation was on an open market basis.

Whittington House is stated at historical cost less depreciation.

In November 2013 the Therapy Centre was professionally valued by Bruton Knowles at £425,000 with the existing lease at that time. Since that date expenditure on refurbishing and extending the Centre has been written off during the year that the expenditure was incurred. Gannicox House and Whittington House are at historical cost less depreciation.

Included within the above land and buildings are freehold properties as follows :-

	2024	2023
Therapy Centre	347,940	355,041
Gannicox House	640,596	653,669
Whittington House	670,722	429,308
	<hr/>	<hr/>
	<u>1,659,258</u>	<u>1,438,018</u>

ST LUKE'S TRUST

NOTES TO THE FINANCIAL STATEMENTS (Continued)

FOR THE YEAR ENDED 31 MARCH 2024

6. Debtors and prepayments

Amounts falling due within one year:

	2024	2023
	£	£
Prepayments	20,600	21,518
Sundry Debtors	18,561	7,574
Other debtors	8,592	3,089
	<u>47,753</u>	<u>32,181</u>
	<u><u>47,753</u></u>	<u><u>32,181</u></u>

7. Creditors

Amounts falling due within one year:-

	2024	2023
	£	£
Mortgage (Secured)	17,110	14,803
Trade creditors	26,548	24,224
Other Creditors	1,992	1,920
Other Taxes & PAYE	1,709	1,388
Amount due to Pension Fund	302	266
Credit card	495	256
Accruals	6,897	2,472
	<u>55,053</u>	<u>45,329</u>
	<u><u>55,053</u></u>	<u><u>45,329</u></u>

Amounts falling due after more than one year:-

Mortgage (Secured)	333,842	240,034
	<u><u>333,842</u></u>	<u><u>240,034</u></u>

Bank loan 1 is repayable over 15 years from October 2019 by monthly instalments. The rate of interest is 3.50% above bank base rate.

Bank loan 2 is repayable over 15 years from January 2024 by monthly instalments. The rate of interest is 9.90% fixed.

The loans are secured on freehold property.

ST LUKE'S TRUST

NOTES TO THE FINANCIAL STATEMENTS (Continued)

FOR THE YEAR ENDED 31 MARCH 2024

8. Incoming resources

	Unrestricted Funds 2024 £	Total Funds 2024 £	Total Funds 2023 £
Voluntary income			
Donations and Gifts	1,210	1,210	3,695
	1,210	1,210	3,695
Incoming resources charitable activities			
Personal service charges	3,023	3,023	2,847
Income from Sunlands Kindergarten	74,492	74,492	72,762
Whittington House service charges	14,775	14,775	17,319
	92,290	92,290	92,928
Investment income			
Interest received	6,250	6,250	2,240
Dividends	355	355	450
	6,605	6,605	2,690
Other incoming resources			
Sundry income	1,938	1,938	878
Rental income and Room Hire	184,362	184,362	169,331
Recharged expenses	31,103	31,103	17,983
	217,403	217,403	188,192

ST LUKE'S TRUST

NOTES TO THE FINANCIAL STATEMENTS (Continued)

FOR THE YEAR ENDED 31 MARCH 2024

9. Costs of charitable activities	2024	2024	2023
	£	£	£
Residents and Helpers costs	27,003		20,633
Council tax and rates	5,285		3,560
Insurance	22,574		18,146
Repairs and Maintenance	50,431		17,033
Heat, Light and Water	39,941		21,015
Sunlands materials and food	1,865		3,200
Cleaning	4,513		5,221
Subscriptions	614		978
General administration expenses	933		811
Staff costs	80,930		81,868
Landscaping and gardening	9,540		5,115
Legal and Professional fees	11,760		5,682
Depreciation	29,173		29,897
Loan interest and charges	29,031		15,112
Bank charges	171		179
Training and Conference expenses	550		259
Telephone	2,067		1,851
	<hr/>		<hr/>
		316,381	230,560
		<hr/> <hr/>	<hr/> <hr/>
10. Governance costs	2024	2024	2023
	£	£	£
Accountancy	1,920		1,920
	<hr/>		<hr/>
		1,920	1,920
		<hr/> <hr/>	<hr/> <hr/>

ST LUKES TRUST LIMITED

England & Wales - Charity number 1056073

Accounts

3197736 (CHARITY NO 1056073)

ST LUKE'S TRUST

DIRECTORS' AND TRUSTEES' REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2023

**DAVID RICHARDSON & CO
CHARTERED ACCOUNTANTS
4A LONDON ROAD
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CCLA Management Ltd
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London EC2V 6DZ

Solicitors:
Bates Wells
10 Queen Street Place
London EC4R 1BE

ST LUKE'S TRUST

DIRECTORS' AND TRUSTEES' REPORT

FOR THE YEAR ENDED 31 MARCH 2023

The Trustees present their report with the financial statements of the charity for the year ended 31 March 2023.

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Piet Blok
John Browning
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ST LUKE'S TRUST

DIRECTORS' AND TRUSTEES' REPORT (Continued)

FOR THE YEAR ENDED 31 MARCH 2023

Objectives and activities

The charity has as its main current aims the support and promotion of anthroposophical therapies, the support and personal development of adults with learning disabilities through Camphill community life in Gannicox House, a new residential provision in partnership with Ruskin Mill trust, the running of Sunlands Kindergarten, and the management of the housing provision at Whittington House.

In the Therapy Centre, all rooms are let under business tenancies or licenses, and the therapy team have continued to strengthen their work after the major disruption of Covid lockdowns. New tenancies have been established for December 2023, and provision for funding a much needed sinking fund for refurbishment and maintenance work has been established, through a service charge addition to the tenancies.

The housing provision for adults with learning disabilities, both in Gannicox and in the Ruskin Mill household, continues at full occupancy, with an extra tenanted room at Gannicox being established in May 2022, bringing the number of residents up to 9. Further extensive work was needed to enable a new tenant to come in November 2023, with complex issues around mental capacity solved after close liaison with the funding Local Authority and family. The fairly complex details of financial and administrative responsibilities between the Trust and Gannicox CIC over works in Gannicox House were reviewed, and a detailed understanding of these agreements was documented.

At Sunlands Kindergarten, child numbers remain healthy, and the Trust is working to establish a sound governance structure for its continuation, balancing succession planning and liaison with local partners in Steiner Kindergarten work.

In Whittington House, after a long period of stability, several flats became empty. The Trust has exercised its right of pre-emption in buying two flats, after one owner died and another moved into a nursing home. These flats were bought, refurbished, and are now rented to two new residents. After a third owner moved to nursing care (and subsequently sadly died), we exercised our right of nomination, to enable another local resident to move into the vacant flat. They will do so shortly before Christmas; firstly renting from the estate acting through the executor, and then after probate through purchase of the leasehold. Another flat, owned by another charity, fell empty in June through the sad death of the resident, and it is now rented to another tenant. After all this change, the Whittington community is now settling into the next phase of its existence.

The main objectives for the coming year are to support the therapeutic work in the St Luke's Therapy Centre, to further support the adult residential communities both at Gannicox House and in the Therapy Centre, to continue the effective management of the Kindergarten, and to continue the management of the housing provision at Whittington House.

The strategies employed to achieve the charity's objectives are to:

- Support the medical-therapy work.
- Work closely with the Gannicox CIC and Ruskin Mill to ensure regulatory compliance with regard to the housing and care/support provision for the adults with learning disabilities in Gannicox.
- Ensure effective housing management across the Trust's property portfolio.
- Support the Kindergarten to continue delivering a high quality Steiner Kindergarten provision.
- Manage the leasehold development at Whittington House to promote the supported community life for the elderly

ST LUKE'S TRUST

DIRECTORS' AND TRUSTEES' REPORT (Continued)

FOR THE YEAR ENDED 31 MARCH 2023

Public benefit; achievements and performance

Our approach to assessing public benefit comes from the statutory objective set for us by Parliament in the Charities Act, 'To promote awareness and understanding of the operation of the public benefit requirement'. The trustees are confident that the Trust provides clear benefits, without limiting detriment or harm, fully related to our aims. Furthermore, the beneficiaries are appropriate to our aims, and the opportunity to benefit is not unreasonably restricted within the beneficiary group.

Throughout the year, St Luke's Trust supported its beneficiaries, within the charity objects, by:

- Supporting the Therapy Centre work by effective property management
- Maintaining therapy provision in the Therapy Centre by offering tenancies for therapists
- Maintaining effective property and tenancy management at Gannicox House
- Working in partnership with Gannicox CIC and liaising closely to develop service delivery and promote good relationships with funding and regulatory authorities
- Managing the residential provision at Whittington House
- Directly managing Sunlands Kindergarten
- Supporting the residential provision for young adults with complex needs with Ruskin Mill Trust

Financial Review

General overview

From the accounts, it will be seen that incoming resources for the year to 31 March 2023 were £287,505 [against £294,838 in 2021-22]. Resources expended were £232,480 [against £234,104 for 2021-22]. The revenue surplus was thus £55,025 [against £60,734 for 2021-22]. Looking to the balance sheet, total assets less current liabilities were £1,763,027 [against £1,721,351 at 31 March 2022], and total net assets were £1,522,993 [against £1,467,968 at 31 March 2022].

Reserves policy

The bulk of St Luke's Trust's income is based upon rental income from Gannicox House and from St Luke's Therapy Centre, lease rent from Ruskin Mill, service charges from Whittington House, and fees from Sunlands Kindergarten. Principle funding sources are Local Authority housing benefit, lease rent from Gannicox CIC and Ruskin Mill, Therapy Centre tenants, Nursery Grant, and Whittington leaseholders. As such, cessation of this funding would entail cessation of service provision, and our reserves policy acknowledges this; understanding that a large proportion of our expenditure would cease. Current assets less short term creditors were £323,359 at 31 March 2023, while monthly expenditure less depreciation was £16,881, which would thus allow for more than one and a half year's normal expenditure. Net current assets reserves were reduced after financial year end by £140,000 to enable the purchase of two flats in Whittington House; this would thus allow for nearly eleven month's normal expenditure, which we consider to be an appropriate reserve fund, as well as promoting further development for the charity. Long term loans are secured against our freehold property, whose value well exceeds loan levels even at the property's historic cost; with a comfortable margin of safety should any such loans become difficult to service for any unforeseeable reason. As such, the trustees are content with current reserves, and will review them twice a year. Reserves are kept in deposit accounts with CCLA, to achieve capital preservation and a reasonable interest rate.

ST LUKE'S TRUST

DIRECTORS' AND TRUSTEES' REPORT (Continued)

FOR THE YEAR ENDED 31 MARCH 2023

Plans for future periods

The main financial concerns for the charity will continue to be:

- to manage and maintain our range of properties, ensuring they enable the Trust to carry out its charitable objects for public benefit. This requires careful budget controls, liaison with those working in the properties, and both short and long term scheduling of building maintenance
- to maintain funding with our regulatory and funding authorities
- to maintain and further develop rental income; this will depend upon close attention to changes in Housing Benefit regulations, and their impact upon our funding
- to continue building a fruitful partnership with Ruskin Mill in the new housing unit in the Therapy Centre with the supported accommodation for vulnerable adults
- to continue maintaining and reviewing the sustainable structure in the Therapy Centre, managing tenancies and supporting therapy provision

We continue to review our systems of financial strategy and financial control, to achieve a robust procedure of delegated authority combined with a system of monitoring and review to ensure the effective use of funds in delivering our objectives.

Responsibilities of the Trustees

Company Law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of the affairs of the charitable company as at the balance sheet date and of its incoming resources and application of resources, including income and expenditure, for the financial year. In preparing those financial statements, the trustees should follow best practice and:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent; and
- prepare the financial statements on the going concern basis unless it is inappropriate to assume that the company will continue on that basis.

The trustees are responsible for maintaining proper accounting records which disclose with reasonable accuracy at any time the financial position of the charitable company and to enable them to ensure that the financial statements comply with the Companies Act 2006. The trustees are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by the trustees on 7 December 2023, and signed on its behalf by:

.....

P Curwen
Secretary

INDEPENDENT EXAMINER'S REPORT
TO THE TRUSTEES OF
ST LUKE'S TRUST
FOR THE YEAR ENDED 31 MARCH 2023

I report to the charity trustees on my examination of the accounts of the company for the year ended 31 March 2023 which are set out on pages 7 to 15.

Responsibilities and basis of report

As the charity trustees of the company (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of the company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your company's accounts as carried out under section 145 of the Charities Act 2011 (the 2011 Act). In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

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 company as required by section 386 of the 2006 Act; or
2. The accounts do not accord with those records; or
3. The accounts do not comply with the accounting requirements of section 396 of the 2006 Act 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; or
4. The accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102).

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.

5 December 2023

David Richardson FCA

David Richardson & Co.
Chartered Accountants
4a London Road
Stroud
Gloucestershire
GL5 2AG

ST LUKE'S TRUST

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 MARCH 2023

	Unrestricted Funds £	Restricted Income Funds £	Total Funds 2023 £	Total Funds 2022 £
Incoming resources				
Incoming Resources from generated funds:				
Voluntary income	3,695	-	3,695	5,624
Investment income	2,690	-	2,690	54
	<u>6,385</u>	<u>-</u>	<u>6,385</u>	<u>5,678</u>
Incoming resources charitable activities	92,928	-	92,928	88,046
Other incoming resources	188,192	-	188,192	201,114
Total incoming resources	<u>287,505</u>	<u>-</u>	<u>287,505</u>	<u>294,838</u>
Resources expended				
Costs of charitable activities	230,560	-	230,560	232,184
Governance costs	1,920	-	1,920	1,920
Total resources expended	<u>232,480</u>	<u>-</u>	<u>232,480</u>	<u>234,104</u>
Net movement in funds	<u>55,025</u>	<u>-</u>	<u>55,025</u>	<u>60,734</u>
Gross transfers between funds	(2,820)	2,820	-	-
Total funds brought forward	<u>1,436,149</u>	<u>31,819</u>	<u>1,467,968</u>	<u>1,407,234</u>
Total funds carried forward	<u><u>1,488,354</u></u>	<u><u>34,639</u></u>	<u><u>1,522,993</u></u>	<u><u>1,467,968</u></u>

Details of Incoming resources and resources used are given in the notes to the financial statements.

ST LUKE'S TRUST
STATEMENT OF FINANCIAL ACTIVITIES
DETAILED ANALYSIS OF MOVEMENTS IN FUNDS
FOR THE YEAR ENDED 31 MARCH 2023

	£	2023	£	2022	£
General Fund					
Opening Balance	1,436,149			1,378,235	
Surplus for the year	55,025			60,734	
Transfer to Sinking Fund	(2,820)			(2,820)	
	<hr/>		1,488,354		1,436,149
Whittington House : Sinking Fund					
Opening Balance	31,819			28,999	
Transfer from General Fund	2,820			2,820	
	<hr/>		34,639		31,819
Total funds at 31 March 2023			<hr/> <hr/>		<hr/> <hr/>
			1,522,993		1,467,968

ST LUKE'S TRUST

BALANCE SHEET

AT 31 MARCH 2023

	Note	2023		2022	
		£	£	£	£
Tangible fixed assets					
Tangible assets	5		1,439,668		1,469,565
Current assets					
Debtors	6	32,181		56,442	
Bank Accounts		336,358		240,145	
Cash in hand		149		28	
		<u>368,688</u>		<u>296,615</u>	
Creditors					
Amounts falling due within one year	7	45,329		44,829	
		<u>45,329</u>		<u>44,829</u>	
Net current assets			323,359		251,786
Total assets less current liabilities			<u>1,763,027</u>		<u>1,721,351</u>
Creditors					
Amounts falling due after more than one year	7		(240,034)		(253,383)
			<u>(240,034)</u>		<u>(253,383)</u>
Net assets			<u>1,522,993</u>		<u>1,467,968</u>
Capital funds					
Restricted funds			34,639		31,819
Unrestricted funds			1,488,354		1,436,149
			<u>1,522,993</u>		<u>1,467,968</u>

For the year ending 31 March 2023 the company was entitled to exemption from audit under section 477 of the Companies Act 2006.

Directors' responsibilities:

The members have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476;

The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These financial statements have been prepared in accordance with the special provisions relating to the small companies regime within Part 15 of the Companies Act 2006). Approved by the trustees on 7 December 2023 and signed on its behalf.

.....
John Browning Trustee

The annexed notes form part of these financial statements.

ST LUKE'S TRUST
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2023

1. Accounting policies

The financial statements have been prepared in accordance with the 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)) (issued in October 2019) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) and the Companies Act 2006.

The charity meets the definition of a Public benefit entity under FRS102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy notes.

Incoming resources

All incoming resources are included in the SOFA when the charity is legally entitled to the income and the amount can be quantified with reasonable accuracy.

Resources expended

All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with use of the resources.

Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost less depreciation

Depreciation is provided at rates calculated to write off the cost or valuation of fixed assets, less their estimated residual value, over their expected useful lives on the following bases:

Motor vehicles	25% reducing balance basis
Furniture and fittings	25% reducing balance basis
Freehold buildings	2% reducing balance basis

The depreciation charge for freehold buildings is based on total carrying value which includes an element of land. It is not possible to value separately the land and any adjustment to exclude the land element would not materially affect the depreciation charge.

Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the trustees for particular purposes. The aim and use of each designated fund is set out in the notes to the financial statements.

ST LUKE'S TRUST

NOTES TO THE FINANCIAL STATEMENTS (Continued)

FOR THE YEAR ENDED 31 MARCH 2023

Governance costs

These costs include the costs of governance arrangements which relate to the general running of St Luke's Trust as opposed to the direct management functions inherent in generating funds and community activities. This includes such items as independent accounts examination, legal advice for trustees and costs associated with constitutional and statutory requirements, including trustee meetings.

Whittington House - Sinking Fund

A fund is maintained by the Trust for the restricted purpose of the ongoing maintenance of Whittington House.

2. **Turnover**

Turnover is attributable solely to continuing operations and derives from the activities described in the trustees report.

3. **Staff costs**

The average number of persons employed by the company, including directors, during the year was as follows:

	2023	2022
Administration	1	1
Kindergarten	6	6
	–	–
	7	7
	=	=

4. **Investment Income/Gains**

	2023	2022
	£	£
Interest received	2,240	54
Dividends	450	-
	<u>2,690</u>	<u>54</u>
	<u><u>2,690</u></u>	<u><u>54</u></u>

ST LUKE'S TRUST

NOTES TO THE FINANCIAL STATEMENTS (Continued)

FOR THE YEAR ENDED 31 MARCH 2023

5. Tangible fixed assets

	Land and Buildings £	Fixtures and Fittings £	Motor Vehicles £	Total £
Cost:				
At 1 April 2022	1,820,921	92,815	11,500	1,925,236
At 31 March 2023	<u>1,820,921</u>	<u>92,815</u>	<u>11,500</u>	<u>1,925,236</u>
Depreciation:				
At 1 April 2022	353,556	91,766	10,349	455,671
Charge for the year	29,347	262	288	29,897
At 31 March 2023	<u>382,903</u>	<u>92,028</u>	<u>10,637</u>	<u>485,568</u>
Net book value:				
At 31 March 2023	<u>1,438,018</u>	<u>787</u>	<u>863</u>	<u>1,439,668</u>
At 31 March 2022	<u>1,467,365</u>	<u>1,049</u>	<u>1,151</u>	<u>1,469,565</u>

The land and buildings at Gannicox House were valued by Bruton Knowles qualified valuers in April 2009. The valuation was on an open market basis.

Whittington House is stated at historical cost less depreciation.

In November 2013 the Therapy Centre was professionally valued by Bruton Knowles at £425,000 with the existing lease at that time. Since that date expenditure on refurbishing and extending the Centre has been written off during the year that the expenditure was incurred. Gannicox House and Whittington House are at historical cost less depreciation.

Included within the above land and buildings are freehold properties as follows :-

	2023	2022
Therapy Centre	355,041	362,287
Gannicox House	653,669	667,009
Whittington House	429,308	438,069
	<u>1,438,018</u>	<u>1,467,365</u>

ST LUKE'S TRUST

NOTES TO THE FINANCIAL STATEMENTS (Continued)

FOR THE YEAR ENDED 31 MARCH 2023

6. Debtors and prepayments

Amounts falling due within one year:

	2023	2022
	£	£
Prepayments	21,518	17,810
Sundry Debtors	7,574	38,632
Other debtors	3,089	-
	32,181	56,442
	32,181	56,442

7. Creditors

Amounts falling due within one year:-

	2023	2022
	£	£
Mortgage (Secured)	14,803	16,584
Trade creditors	24,224	22,393
Other Creditors	1,920	1,920
Other Taxes & PAYE	1,388	1,664
Amount due to Pension Fund	266	314
Credit card	256	137
Accruals	2,472	1,817
	45,329	44,829
	45,329	44,829

Amounts falling due after more than one year:-

Mortgage (Secured)	240,034	253,383
	240,034	253,383

The bank loan is repayable over 15 years from October 2019 by monthly instalments. The rate of interest is 3.50% above bank base rate. The loan is secured on freehold property.

ST LUKE'S TRUST

NOTES TO THE FINANCIAL STATEMENTS (Continued)

FOR THE YEAR ENDED 31 MARCH 2023

8. Incoming resources

	Unrestricted Funds 2023 £	Total Funds 2023 £	Total Funds 2022 £
Voluntary income			
Donations and Gifts	3,695	3,695	5,624
	3,695	3,695	5,624
Incoming resources charitable activities			
Personal service charges	2,847	2,847	2,907
Income from Sunlands Kindergarten	72,762	72,762	65,038
Whittington House service charges	17,319	17,319	20,101
	92,928	92,928	88,046
Investment income			
Interest received	2,240	2,240	54
Dividends	450	450	-
	2,690	2,690	54
Other incoming resources			
Sundry income	878	878	26,089
Rental income and Room Hire	169,331	169,331	149,149
Recharged expenses	17,983	17,983	25,876
	188,192	188,192	201,114

ST LUKE'S TRUST

NOTES TO THE FINANCIAL STATEMENTS (Continued)

FOR THE YEAR ENDED 31 MARCH 2023

9. Costs of charitable activities	2023	2023	2022
	£	£	£
Residents and Helpers costs	20,633		22,469
Council tax and rates	3,560		3,451
Insurance	18,146		14,183
Repairs and Maintenance	17,033		19,717
Heat, Light and Water	21,015		27,454
Sunlands materials and food	3,200		3,619
Cleaning	5,221		5,146
Subscriptions	978		1,026
General administration expenses	811		3,873
Staff costs	81,868		75,703
Landscaping and gardening	5,115		10,440
Legal and Professional fees	5,682		304
Depreciation	29,897		30,680
Loan interest and charges	15,112		11,842
Bank charges	179		163
Training and Conference expenses	259		230
Telephone	1,851		1,884
	<hr/>		<hr/>
		230,560	232,184
		<hr/> <hr/>	<hr/> <hr/>
10. Governance costs	2023	2023	2022
	£	£	£
Accountancy	1,920		1,920
	<hr/>		<hr/>
		1,922	1,920
		<hr/> <hr/>	<hr/> <hr/>

ST LUKES TRUST LIMITED

England & Wales - Charity number 1056073

Accounts

3197736 (CHARITY NO 1056073)

ST LUKE'S TRUST

DIRECTORS' AND TRUSTEES' REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2022

**DAVID RICHARDSON & CO
CHARTERED ACCOUNTANTS
4A LONDON ROAD
STROUD
GLOUCESTERSHIRE
GL5 2AG**

ST LUKE'S TRUST
FOR THE YEAR ENDED 31 MARCH 2022

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ST LUKE'S TRUST

LEGAL AND ADMINISTRATIVE INFORMATION

Company Number: 3197736 (charity no 1056073)

Directors/Trustees
Piet Blok
John Browning
Philip Curwen
Therese Curwen
Anne Picard-Beard
Natasha Ramm

Secretary: Philip Curwen

Registered Office:
Gannicox House
57 Cainscross Road
Stroud
Gloucestershire
GL5 4EX

Accountants:
David Richardson & Co
Chartered Accountants
4a London Road
Stroud
Gloucestershire
GL5 2AG

Bankers:
Lloyds TSB
12 Rowcroft
Stroud
Glos. GL5 3BD

CCLA Management Ltd
COIF Charity Funds
80 Cheapside
London EC2V 6DZ

Solicitors:
Bates Wells
10 Queen Street Place
London EC4R 1BE

ST LUKE'S TRUST

DIRECTORS' AND TRUSTEES' REPORT

FOR THE YEAR ENDED 31 MARCH 2022

The Trustees present their report with the financial statements of the charity for the year ended 31 March 2022.

Directors and Trustees

The directors of the charitable company (the charity) are the trustees for the purpose of charity law and throughout this report are collectively referred to as the trustees. The trustees serving during the year and since the year end were as follows:

Piet Blok
John Browning
Philip Curwen
Therese Curwen
Anne Picard-Beard
Natasha Ramm

Structure, Governance & Management

Governing document

St Luke's Trust Ltd is a company limited by guarantee with no share capital, governed by a memorandum and articles of association. It was incorporated on 13th May 1996, and registered as a charity on 12th June 1996. An amended memorandum of association was adopted by special resolution at the AGM on 4th June 2007.

Appointment of trustees

Trustees are appointed by processes laid down in the articles of association. New trustees may be co-opted by the Trustees to provide necessary skills to support the charity, and full appointment and routine re-election procedures are undertaken at annual general meetings.

Trustee induction and training

Trustees are briefed on their legal obligations under company and charity law, the governing document, decision making processes and financial performance of the charity. We have begun to commission professional external training events, in order to ensure high standards of governance and awareness.

Organisation

The trustees are responsible for the governance and administration of the charity. They meet quarterly, receive reports conveying the day to day life of the different activities, and decide matters of policies and procedures, and financial budgets and management.

Risk management

The trustees have risk management strategies which comprise:

- A periodic review of risks the charity may face
- The establishment of systems and procedures to mitigate identified risks; these systems are developed by the trustees.
- Particular emphasis on health and safety policies and procedures, wide-ranging and adequate insurance cover, and protection of vulnerable adults from abuse
- Financial risk management by developing and reviewing our reserves policy

ST. LUKE'S TRUST
DIRECTORS' AND TRUSTEES' REPORT (Continued)
FOR THE YEAR ENDED 31 MARCH 2022

Objectives and activities

The charity has as its main current aims the support and promotion of anthroposophical therapies, the support and personal development of adults with learning disabilities through Camphill community life in Gannicox House, a new residential provision in partnership with Ruskin Mill trust, the running of Sunlands Kindergarten, and the management of the housing provision at Whittington House.

The major restrictions placed upon normal life by government responses to the Covid 19 pandemic began shortly before the end of March 2020. Our charity suffered less than many others during those difficult times, due to our diversified sources of income, but nonetheless suffered revenue loss and some use of reserves in the 2020-21 period. Following this period of disruption to normal life, the last year has been relatively stable for the Trust.

Work in the Therapy Centre has fully resumed, although client numbers and room hire bookings are yet to achieve pre-lockdown levels. The housing provision for adults with learning disabilities, both in Gannicox and in the Ruskin Mill household, continues at full occupancy, and child numbers at the kindergarten are healthy.

Now, in December 2022, the Trust is beginning the process of exercising its right to buy one of the flats in Whittington House, following the death of an elderly leaseholder who had lived there since the conversion of the building into flats over 10 years ago.

The main objectives for the coming year are to support the therapeutic work in the St Luke's Therapy Centre, to further support the adult residential communities both at Gannicox House and in the Therapy Centre, to continue the effective management of the Kindergarten, and to continue the management of the housing provision at Whittington House.

The strategies employed to achieve the charity's objectives are to:

- Support the medical-therapy work.
- Work closely with the Gannicox CIC and Ruskin Mill to ensure regulatory compliance with regard to the housing and care/support provision for the adults with learning disabilities in Gannicox.
- Ensure effective housing management across the Trust's property portfolio.
- Support the Kindergarten to continue delivering a high quality Steiner Kindergarten provision.
- Manage the leasehold development at Whittington House to promote the supported community life for the elderly

While there are some part-time employees at Gannicox Community, the resident co-workers are not salaried in the usual way. They are voluntary co-workers following a vocation, having their needs met from the resources of the charity. Their formal relationship to the charity is based upon an absence of legal rights and contract, based upon Camphill principles; but is expressed in a co-worker charter which has been developed to articulate responsibilities and mutual expectations.

ST LUKE'S TRUST

DIRECTORS' AND TRUSTEES' REPORT (Continued)

FOR THE YEAR ENDED 31 MARCH 2022

Public benefit; achievements and performance

Our approach to assessing public benefit comes from the statutory objective set for us by Parliament in the Charities Act, 'To promote awareness and understanding of the operation of the public benefit requirement'. The trustees are confident that the Trust provides clear benefits, without limiting detriment or harm, fully related to our aims. Furthermore, the beneficiaries are appropriate to our aims, and the opportunity to benefit is not unreasonably restricted within the beneficiary group.

Throughout the year, St Luke's Trust supported its beneficiaries, within the charity objects, by:

- Supporting the Therapy Centre work by effective property management
- Maintaining therapy provision in the Therapy Centre by offering tenancies for therapists
- Maintaining effective property and tenancy management at Gannicox House
- Working in partnership with Gannicox CIC and liaising closely to develop service delivery and promote good relationships with funding and regulatory authorities
- Managing the residential provision at Whittington House
- Managing Sunlands Kindergarten through a management team of trustees
- Supporting the residential provision for young adults with complex needs with Ruskin Mill Trust

Financial Review

General overview

From the accounts, it will be seen that incoming resources for the year to 31 March 2022 were £294,838 [against £211,852 in 2020-21]. Resources expended were £234,104 [against £204,577 for 2020-21]. The revenue surplus was thus £60,734 [against £7,275 for 2020-21]. Looking to the balance sheet, total assets less current liabilities were £1,721,351 [against £1,677,200 at 31 March 2021], and total net assets were £1,467,968 [against £1,407,233 at 31 March 2021].

Reserves policy

The bulk of St Luke's Trust's income is based upon rental income from Gannicox House and from St Luke's Therapy Centre, lease rent from Ruskin Mill, service charges from Whittington House, and fees from Sunlands Kindergarten. Principle funding sources are Local Authority housing benefit, lease rent from Gannicox CIC and Ruskin Mill, Therapy Centre tenants, Nursery Grant, and Whittington leaseholders. As such, cessation of this funding would entail cessation of service provision, and our reserves policy acknowledges this; understanding that a large proportion of our expenditure would cease. Current assets less short term creditors were £251,786 at 31 March 2022, while monthly expenditure less depreciation was £16,952. Net current assets reserves would thus allow for more than a year's normal expenditure, which we consider to be an appropriate reserve fund, as well as promoting further development for the charity. Long term loans are secured against our freehold property, whose value well exceeds loan levels even at the property's historic cost; with a comfortable margin of safety should any such loans become difficult to service for any unforeseeable reason. As such, the trustees are content with current reserves, and will review them twice a year. Reserves are kept in deposit accounts with CCLA, to achieve capital preservation and a reasonable interest rate.

ST LUKE'S TRUST

DIRECTORS' AND TRUSTEES' REPORT (Continued)

FOR THE YEAR ENDED 31 MARCH 2022

Plans for future periods

The main financial concerns for the charity will continue to be:

- to manage and maintain our range of properties, ensuring they enable the Trust to carry out its charitable objects for public benefit. This requires careful budget controls, close liaison with those working in the properties, and both short and long term scheduling of building maintenance
- to maintain funding during a time of potential change in our regulatory and funding authorities
- to maintain and further develop rental income; this will depend upon close attention to changes in Housing Benefit regulations, and their impact upon our funding
- to continue building a fruitful partnership with Ruskin Mill in the new housing unit in the Therapy Centre with the supported accommodation for vulnerable adults
- to continue maintaining and reviewing the sustainable structure in the Therapy Centre, managing tenancies and supporting therapy provision

We continue to review our systems of financial strategy and financial control, to achieve a robust procedure of delegated authority combined with a system of monitoring and review to ensure the effective use of funds in delivering our objectives.

Responsibilities of the Trustees

Company Law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of the affairs of the charitable company as at the balance sheet date and of its incoming resources and application of resources, including income and expenditure, for the financial year. In preparing those financial statements, the trustees should follow best practice and:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent; and
- prepare the financial statements on the going concern basis unless it is inappropriate to assume that the company will continue on that basis.

The trustees are responsible for maintaining proper accounting records which disclose with reasonable accuracy at any time the financial position of the charitable company and to enable them to ensure that the financial statements comply with the Companies Act 2006. The trustees are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by the trustees on 19th December 2022, and signed on its behalf by:

.....

P Curwen
Secretary

INDEPENDENT EXAMINER'S REPORT

TO THE TRUSTEES OF

ST LUKE'S TRUST

FOR THE YEAR ENDED 31 MARCH 2022

I report to the charity trustees on my examination of the accounts of the company for the year ended 31 March 2022 which are set out on pages 7 to 15.

Responsibilities and basis of report

As the charity trustees of the company (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of the company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your company's accounts as carried out under section 145 of the Charities Act 2011 (the 2011 Act). In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

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 company as required by section 386 of the 2006 Act; or
2. The accounts do not accord with those records; or
3. The accounts do not comply with the accounting requirements of section 396 of the 2006 Act 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; or
4. The accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102).

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.

14 December 2022

.....
David Richardson FCA

David Richardson & Co.
Chartered Accountants
4a London Road
Stroud
Gloucestershire
GL5 2AG

ST LUKE'S TRUST

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 MARCH 2022

	Unrestricted Funds £	Restricted Income Funds £	Total Funds 2022 £	Total Funds 2021 £
Incoming resources				
Incoming Resources from generated funds:				
Voluntary income	5,624	-	5,624	7,546
Investment income	54	-	54	149
	5,678	-	5,678	7,695
Incoming resources charitable activities	88,046	-	88,046	54,541
Other incoming resources	201,114	-	201,114	149,616
Total incoming resources	294,838	-	294,838	211,852
Resources expended				
Costs of charitable activities	232,184	-	232,184	201,607
Governance costs	1,920	-	1,920	2,970
Total resources expended	234,104	-	234,104	204,577
Net movement in funds	60,734	-	60,734	7,275
Gross transfers between funds	(2,820)	2,820	-	-
Total funds brought forward	1,378,235	28,999	1,407,234	1,399,958
Total funds carried forward	1,436,149	31,819	1,467,968	1,407,233

Details of Incoming resources and resources used are given in the notes to the financial statements.

ST LUKE'S TRUST
STATEMENT OF FINANCIAL ACTIVITIES
DETAILED ANALYSIS OF MOVEMENTS IN FUNDS
FOR THE YEAR ENDED 31 MARCH 2022

	2022		2021	
	£	£	£	£
General Fund				
Opening Balance	1,378,235		1,373,779	
Surplus for the year	60,734		7,275	
Transfer to Sinking Fund	(2,820)		(2,820)	
	<hr/>		<hr/>	
		1,436,149		1,378,234
Whittington House : Sinking Fund				
Opening Balance	28,999		26,179	
Transfer from General Fund	2,820		2,820	
	<hr/>		<hr/>	
		31,819		28,999
Total funds at 31 March 2022		<hr/> <hr/>		<hr/> <hr/>
		1,467,968		1,407,233

ST LUKE'S TRUST

BALANCE SHEET

AT 31 MARCH 2022

	Note	2022		2021	
		£	£	£	£
Tangible fixed assets					
Tangible assets	5		1,469,565		1,500,245
Current assets					
Debtors	6	56,442		20,957	
Bank Accounts		240,145		196,055	
Cash in hand		28		30	
		<u>296,615</u>		<u>217,042</u>	
Creditors					
Amounts falling due within one year	7	44,829		40,087	
		<u>44,829</u>		<u>40,087</u>	
Net current assets			251,786		176,955
Total assets less current liabilities			<u>1,721,351</u>		<u>1,677,200</u>
Creditors					
Amounts falling due after more than one year	7		(253,383)		(269,967)
			<u>(253,383)</u>		<u>(269,967)</u>
Net assets			<u>1,467,968</u>		<u>1,407,233</u>
Capital funds					
Restricted funds			31,819		28,999
Unrestricted funds			1,436,149		1,378,234
			<u>1,467,968</u>		<u>1,407,233</u>
Total funds			<u>1,467,968</u>		<u>1,407,233</u>

For the year ending 31 March 2022 the company was entitled to exemption from audit under section 477 of the Companies Act 2006.

Directors' responsibilities:

The members have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476;

The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These financial statements have been prepared in accordance with the special provisions relating to the small companies regime within Part 15 of the Companies Act 2006). Approved by the trustees on 19 December 2022 and signed on its behalf.

.....
John Browning, Trustee

The annexed notes form part of these financial statements.

ST LUKE'S TRUST

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2022

1. Accounting policies

The financial statements have been prepared in accordance with the 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)) (issued in October 2019) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) and the Companies Act 2006.

The charity meets the definition of a Public benefit entity under FRS102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy notes.

Incoming resources

All incoming resources are included in the SOFA when the charity is legally entitled to the income and the amount can be quantified with reasonable accuracy.

Resources expended

All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with use of the resources.

Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost less depreciation

Depreciation is provided at rates calculated to write off the cost or valuation of fixed assets, less their estimated residual value, over their expected useful lives on the following bases:

Motor vehicles	25% reducing balance basis
Furniture and fittings	25% reducing balance basis
Freehold buildings	2% reducing balance basis

The depreciation charge for freehold buildings is based on total carrying value which includes an element of land. It is not possible to value separately the land and any adjustment to exclude the land element would not materially affect the depreciation charge.

Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the trustees for particular purposes. The aim and use of each designated fund is set out in the notes to the financial statements.

ST LUKE'S TRUST

NOTES TO THE FINANCIAL STATEMENTS (Continued)

FOR THE YEAR ENDED 31 MARCH 2022

Governance costs

These costs include the costs of governance arrangements which relate to the general running of St Luke's Trust as opposed to the direct management functions inherent in generating funds and community activities. This includes such items as independent accounts examination, legal advice for trustees and costs associated with constitutional and statutory requirements, including trustee meetings.

Whittington House - Sinking Fund

A fund is maintained by the Trust for the restricted purpose of the ongoing maintenance of Whittington House.

2. **Turnover**

Turnover is attributable solely to continuing operations and derives from the activities described in the trustees report.

3. **Staff costs**

The average number of persons employed by the company, including directors, during the year was as follows:

	2022	2021
Administration	1	1
Kindergarten	6	4
	–	–
	7	5
	=	=

4. **Investment Income/Gains**

	2022	2021
	£	£
Interest received	54	149
	<u> </u>	<u> </u>

ST LUKE'S TRUST

NOTES TO THE FINANCIAL STATEMENTS (Continued)

FOR THE YEAR ENDED 31 MARCH 2022

5. Tangible fixed assets

	Land and Buildings £	Fixtures and Fittings £	Motor Vehicles £	Total £
Cost:				
At 1 April 2021	1,820,921	92,815	11,500	1,925,236
	<u>1,820,921</u>	<u>92,815</u>	<u>11,500</u>	<u>1,925,236</u>
At 31 March 2022	1,820,921	92,815	11,500	1,925,236
	<u>1,820,921</u>	<u>92,815</u>	<u>11,500</u>	<u>1,925,236</u>
Depreciation:				
At 1 April 2021	323,610	91,416	9,965	424,991
Charge for the year	29,946	350	384	30,680
	<u>353,556</u>	<u>91,766</u>	<u>10,349</u>	<u>455,671</u>
At 31 March 2022	353,556	91,766	10,349	455,671
	<u>353,556</u>	<u>91,766</u>	<u>10,349</u>	<u>455,671</u>
Net book value:				
At 31 March 2022	1,467,365	1,049	1,151	1,469,565
	<u><u>1,467,365</u></u>	<u><u>1,049</u></u>	<u><u>1,151</u></u>	<u><u>1,469,565</u></u>
At 31 March 2021	1,497,311	1,399	1,535	1,500,245
	<u><u>1,497,311</u></u>	<u><u>1,399</u></u>	<u><u>1,535</u></u>	<u><u>1,500,245</u></u>

The land and buildings at Gannicox House were valued by Bruton Knowles qualified valuers in April 2009. The valuation was on an open market basis.

Whittington House is stated at historical cost less depreciation.

In November 2013 the Therapy Centre was professionally valued by Bruton Knowles at £425,000 with the existing lease at that time. Since that date expenditure on refurbishing and extending the Centre has been written off during the year that the expenditure was incurred. Gannicox House and Whittington House are at historical cost less depreciation.

Included within the above land and buildings are freehold properties as follows :-

	2022	2021
Therapy Centre	362,287	369,681
Gannicox House	667,009	680,621
Whittington House	438,069	447,009
	<u><u>1,467,365</u></u>	<u><u>1,497,311</u></u>

ST LUKE'S TRUST

NOTES TO THE FINANCIAL STATEMENTS (Continued)

FOR THE YEAR ENDED 31 MARCH 2022

6. Debtors and prepayments

Amounts falling due within one year:

	2022	2021
	£	£
Prepayments	17,810	14,142
Sundry Debtors	38,632	6,815
	<u>56,442</u>	<u>20,957</u>
	<u><u>56,442</u></u>	<u><u>20,957</u></u>

7. Creditors

Amounts falling due within one year:-

	2022	2021
	£	£
Mortgage	16,584	15,895
Trade creditors	22,393	17,208
Other Creditors	1,920	1,920
Other Taxes & PAYE	1,664	1,888
Amount due to Pension Fund	314	-
Credit card	137	498
Accruals	1,817	2,678
	<u>44,829</u>	<u>40,087</u>
	<u><u>44,829</u></u>	<u><u>40,087</u></u>

Amounts falling due after more than one year:-

Mortgage	253,383	269,967
	<u>253,383</u>	<u>269,967</u>
	<u><u>253,383</u></u>	<u><u>269,967</u></u>

Of the creditors falling due within one year £16,584 is secured.

Of the creditors falling due after one year £253,383 is secured.

Loan repayable by instalments	269,967	285,862
	<u>269,967</u>	<u>285,862</u>
	<u><u>269,967</u></u>	<u><u>285,862</u></u>

The bank loan is repayable over 15 years from October 2019 by monthly instalments. The rate of interest is 4.25%. The loan is secured on freehold property.

ST LUKE'S TRUST

NOTES TO THE FINANCIAL STATEMENTS (Continued)

FOR THE YEAR ENDED 31 MARCH 2022

8. Incoming resources

	Unrestricted Funds 2022 £	Total Funds 2022 £	Total Funds 2021 £
Voluntary income			
Donations and Gifts	5,624	5,624	7,546
	5,624	5,624	7,546
Incoming resources charitable activities			
Personal service charges	2,907	2,907	2,913
Income from Sunlands Kindergarten	65,038	65,038	48,796
Whittington House service charges	20,101	20,101	2,832
	88,046	88,046	54,541
Investment income			
Interest received	54	54	149
	54	54	149
Other incoming resources			
Sundry income	26,089	26,089	1,745
Job Retention Scheme grants	-	-	9,697
Rental income and Room Hire	149,149	149,149	126,096
Contributions to overheads	25,876	25,876	12,078
	201,114	201,114	149,616

ST LUKE'S TRUST

NOTES TO THE FINANCIAL STATEMENTS (Continued)

FOR THE YEAR ENDED 31 MARCH 2022

9. Costs of charitable activities

	2022	2022	2021
	£	£	£
Residents and Helpers costs	22,469		19,460
Council tax and rates	3,451		3,310
Insurance	14,183		13,457
Repairs and Maintenance	19,717		11,703
Heat, Light and Water	27,454		22,359
Sunlands materials and food	3,619		1,725
Cleaning	5,146		4,029
Subscriptions	1,026		549
General administration expenses	3,873		1,387
Staff costs	75,703		69,002
Landscaping and gardening	10,440		4,781
Legal and Professional fees	304		4,042
Depreciation	30,680		31,536
Loan interest and charges	11,842		12,445
Bank charges	163		158
Training and Conference expenses	230		120
Telephone	1,884		1,544
	<hr/>		<hr/>
		232,184	201,607
		<hr/> <hr/>	<hr/> <hr/>

10. Governance costs

	2022	2022	2021
	£	£	£
Accountancy	1,920		1,920
Legal services	-		1,050
	<hr/>		<hr/>
		1,920	2,970
		<hr/> <hr/>	<hr/> <hr/>

ST LUKES TRUST LIMITED

England & Wales - Charity number 1056073

Accounts

3197736 (CHARITY NO 1056073)

ST LUKE'S TRUST

DIRECTORS' AND TRUSTEES' REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2021

**DAVID RICHARDSON & CO
CHARTERED ACCOUNTANTS
4A LONDON ROAD
STROUD
GLOUCESTERSHIRE
GL5 2AG**

ST LUKE'S TRUST
FOR THE YEAR ENDED 31 MARCH 2021

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ST LUKE'S TRUST

LEGAL AND ADMINISTRATIVE INFORMATION

Company Number: 3197736 (charity no 1056073)

Directors/Trustees
Piet Blok
John Browning
Philip Curwen
Therese Curwen
Anne Picard-Beard
Natasha Ramm

Secretary: Philip Curwen

Registered Office:
Gannicox House
57 Cainscross Road
Stroud
Gloucestershire
GL5 4EX

Accountants:
David Richardson & Co
Chartered Accountants
4a London Road
Stroud
Gloucestershire
GL5 2AG

Bankers:
Lloyds TSB
12 Rowcroft
Stroud
Glos. GL5 3BD

CCLA Management Ltd
COIF Charity Funds
80 Cheapside
London EC2V 6DZ

Solicitors:
Bates Wells
10 Queen Street Place

London EC4R 1BE

ST LUKE'S TRUST

DIRECTORS' AND TRUSTEES' REPORT

FOR THE YEAR ENDED 31 MARCH 2021

The Trustees present their report with the financial statements of the charity for the year ended 31 March 2021.

Directors and Trustees

The directors of the charitable company (the charity) are the trustees for the purpose of charity law and throughout this report are collectively referred to as the trustees. The trustees serving during the year and since the year end were as follows:

Piet Blok
John Browning
Philip Curwen
Therese Curwen
Anne Picard-Beard
Natasha Ramm

Structure, Governance & Management

Governing document

St Luke's Trust Ltd is a company limited by guarantee with no share capital, governed by a memorandum and articles of association. It was incorporated on 13th May 1996, and registered as a charity on 12th June 1996. An amended memorandum of association was adopted by special resolution at the AGM on 4th June 2007.

Appointment of trustees

Trustees are appointed by processes laid down in the articles of association. New trustees may be co-opted by the Trustees to provide necessary skills to support the charity, and full appointment and routine re-election procedures are undertaken at annual general meetings.

Trustee induction and training

Trustees are briefed on their legal obligations under company and charity law, the governing document, decision making processes and financial performance of the charity. We have begun to commission professional external training events, in order to ensure high standards of governance and awareness.

Organisation

The trustees are responsible for the governance and administration of the charity. They meet quarterly, receive reports conveying the day to day life of the different activities, and decide matters of policies and procedures, and financial budgets and management.

Risk management

The trustees have risk management strategies which comprise:

- A periodic review of risks the charity may face
- The establishment of systems and procedures to mitigate identified risks; these systems are developed by the trustees.
- Particular emphasis on health and safety policies and procedures, wide-ranging and adequate insurance cover, and protection of vulnerable adults from abuse
- Financial risk management by developing and reviewing our reserves policy

ST LUKE'S TRUST

DIRECTORS' AND TRUSTEES' REPORT (Continued)

FOR THE YEAR ENDED 31 MARCH 2021

Objectives and activities

The charity has as its main current aims the support and promotion of anthroposophical therapies, the support and personal development of adults with learning disabilities through Camphill community life in Gannicox House, a new residential provision in partnership with Ruskin Mill trust, the running of Sunlands Kindergarten, and the management of the housing provision at Whittington House.

The major restrictions placed upon normal life by government responses to the Covid 19 pandemic began shortly before the end of March 2020. While the housing and care and support provision were largely unaffected, the work of the Therapy Centre was halted on 23rd March by our closure of the centre to comply with regulations. The kindergarten had to be closed on 23rd March, and reopened for the Summer Term (the first half only for 'key workers' children'). The trustees responded to the situation in two ways. Firstly, we made use of the 'furlough' scheme to enable us to continue paying staff who had to stop work. Secondly, we introduced a temporary 'rent holiday' for our Therapy Centre tenants. In order to enable beneficiaries to continue receiving therapy treatments once restrictions lifted, the trustees understood that a temporary support to tenants would enable them to maintain financial viability, and that without this viability our charity objects would inevitably suffer. Our charity has suffered less than many others during these difficult times, due to our diversified sources of income, but nonetheless suffered revenue loss and some use of reserves in the 2020-21 period.

The main objectives for the coming year are to support the therapeutic work in the St Luke's Therapy Centre, to further support the adult residential communities both at Gannicox House and in the Therapy Centre, to continue the effective management of the Kindergarten, and to continue the management of the housing provision at Whittington House.

The strategies employed to achieve the charity's objectives are to:

- Support the medical-therapy work.
- Work closely with the Gannicox CIC and Ruskin Mill to ensure regulatory compliance with regard to the housing and care/support provision for the adults with learning disabilities in Gannicox.
- Ensure effective housing management across the Trust's property portfolio.
- Support the Kindergarten to continue delivering a high quality Steiner Kindergarten provision.
- Manage the leasehold development at Whittington House to promote the supported community life for the elderly

While there are some part-time employees at Gannicox Community, the resident co-workers are not salaried in the usual way. They are voluntary co-workers following a vocation, having their needs met from the resources of the charity. Their formal relationship to the charity is based upon an absence of legal rights and contract, based upon Camphill principles; but is expressed in a co-worker charter which has been developed to articulate responsibilities and mutual expectations.

ST LUKE'S TRUST

DIRECTORS' AND TRUSTEES' REPORT (Continued)

FOR THE YEAR ENDED 31 MARCH 2021

Public benefit; achievements and performance

Our approach to assessing public benefit comes from the statutory objective set for us by Parliament in the Charities Act, 'To promote awareness and understanding of the operation of the public benefit requirement'. The trustees are confident that the Trust provides clear benefits, without limiting detriment or harm, fully related to our aims. Furthermore, the beneficiaries are appropriate to our aims, and the opportunity to benefit is not unreasonably restricted within the beneficiary group.

Throughout the year, St Luke's Trust supported its beneficiaries, within the charity objects, by:

- Supporting the Therapy Centre work by effective property management
- Maintaining therapy provision in the Therapy Centre by offering tenancies for therapists
- Maintaining effective property and tenancy management at Gannicox House
- Working in partnership with Gannicox CIC and liaising closely to develop service delivery and promote good relationships with funding and regulatory authorities
- Managing the residential provision at Whittington House
- Managing Sunlands Kindergarten through a management team of trustees
- Supporting the residential provision for young adults with complex needs with Ruskin Mill Trust

Financial Review

General overview

From the accounts, it will be seen that incoming resources for the year to 31 March 2021 were £211,852 [against £238,745 in 2019-20]. Resources expended were £204,577 [against £266,160 for 2019-20]. The revenue surplus was thus £7,275 [against a deficit of £27,415 for 2019-20]. Looking to the balance sheet, total assets less current liabilities were £1,677,200 [against £1,685,820 at 31 March 2020], and total net assets were £1,407,233 [against £1,399,958 at 31 March 2020].

Reserves policy

The bulk of St Luke's Trust's income is based upon rental income from Gannicox House and from St Luke's Therapy Centre, lease rent from Ruskin Mill, service charges from Whittington House, and fees from Sunlands Kindergarten. Principle funding sources are Local Authority housing benefit, lease rent from Gannicox CIC and Ruskin Mill, Therapy Centre tenants, Nursery Grant, and Whittington leaseholders. As such, cessation of this funding would entail cessation of service provision, and our reserves policy acknowledges this; understanding that a large proportion of our expenditure would cease. Current assets less short term creditors were £176,955 at 31 March 2021, while monthly expenditure less depreciation was £14,420 Net current assets reserves would thus allow for a year's normal expenditure, which we consider to be an appropriate reserve fund, as well as promoting further development for the charity. Long term loans are secured against our freehold property, whose value well exceeds loan levels even at the property's historic cost; with a comfortable margin of safety should any such loans become difficult to service for any unforeseeable reason. As such, the trustees are content with current reserves, and will review them twice a year. Reserves are kept in deposit accounts with CCLA, to achieve capital preservation and a reasonable interest rate.

ST LUKE'S TRUST

DIRECTORS' AND TRUSTEES' REPORT (Continued)

FOR THE YEAR ENDED 31 MARCH 2021

Plans for future periods

The main financial concerns for the charity will continue to be:

- to manage and maintain our range of properties, ensuring they enable the Trust to carry out its charitable objects for public benefit. This requires careful budget controls, close liaison with those working in the properties, and both short and long term scheduling of building maintenance
- to maintain funding during a time of potential change in our regulatory and funding authorities
- to maintain and further develop rental income; this will depend upon close attention to changes in Housing Benefit regulations, and their impact upon our funding
- to continue building a fruitful partnership with Ruskin Mill in the new housing unit in the Therapy Centre with the supported accommodation for vulnerable adults
- to continue maintaining and reviewing the sustainable structure in the Therapy Centre, managing tenancies and supporting therapy provision

We continue to review our systems of financial strategy and financial control, to achieve a robust procedure of delegated authority combined with a system of monitoring and review to ensure the effective use of funds in delivering our objectives.

Responsibilities of the Trustees

The trustees (who are also directors of 31 March 2021 for the purposes of company law) are responsible for preparing the Trustees' Annual Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company Law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of the affairs of the charitable company as at the balance sheet date and of its incoming resources and application of resources, including income and expenditure, for the financial year. In preparing those financial statements, the trustees should follow best practice and:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP 2019 (FRS102);
- make judgements and estimates that are reasonable and prudent; and
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to assume that the company will continue on that basis.

The trustees are responsible for maintaining proper accounting records which disclose with reasonable accuracy at any time the financial position of the charitable company and to enable them to ensure that the financial statements comply with the Companies Act 2006. The trustees are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by the trustees on 7 December 2021, and signed on its behalf by:

.....

Philip Curwen
Secretary

INDEPENDENT EXAMINER'S REPORT

TO THE TRUSTEES OF

ST LUKE'S TRUST

FOR THE YEAR ENDED 31 MARCH 2021

I report to the charity trustees on my examination of the accounts of the company for the year ended 31 March 2021 which are set out on pages 7 to 15.

Responsibilities and basis of report

As the charity trustees of the company (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of the company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your company's accounts as carried out under section 145 of the Charities Act 2011 (the 2011 Act). In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

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 company as required by section 386 of the 2006 Act; or
2. The accounts do not accord with those records; or
3. The accounts do not comply with the accounting requirements of section 396 of the 2006 Act 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; or
4. The accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102).

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.

7 December 2021

.....
David Richardson FCA

David Richardson & Co.
Chartered Accountants
4a London Road
Stroud
Gloucestershire
GL5 2AG

ST LUKE'S TRUST

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 MARCH 2021

	Unrestricted Funds £	Restricted Income Funds £	Total Funds 2021 £	Total Funds 2020 £
Incoming resources				
Incoming Resources from generated funds:				
Voluntary income	7,546	-	7,546	11,030
Investment income	149	-	149	1,848
	<u>7,695</u>	<u>-</u>	<u>7,695</u>	<u>12,878</u>
Incoming resources charitable activities	54,541	-	54,541	56,745
Other incoming resources	149,616	-	149,616	169,122
Total incoming resources	<u>211,852</u>	<u>-</u>	<u>211,852</u>	<u>238,745</u>
Resources expended				
Costs of charitable activities	201,607	-	201,607	264,240
Governance costs	2,970	-	2,970	1,920
Total resources expended	<u>204,577</u>	<u>-</u>	<u>204,577</u>	<u>266,160</u>
Net movement in funds	<u>7,275</u>	<u>-</u>	<u>7,275</u>	<u>(27,415)</u>
Gross transfers between funds	(2,820)	2,820	-	-
Total funds brought forward	<u>1,373,779</u>	<u>26,179</u>	<u>1,399,958</u>	<u>1,427,373</u>
Total funds carried forward	<u><u>1,378,234</u></u>	<u><u>28,999</u></u>	<u><u>1,407,233</u></u>	<u><u>1,399,958</u></u>

Details of Incoming resources and resources used are given in the notes to the financial statements on pages 14 and 15.

ST LUKE'S TRUST
STATEMENT OF FINANCIAL ACTIVITIES
DETAILED ANALYSIS OF MOVEMENTS IN FUNDS
FOR THE YEAR ENDED 31 MARCH 2021

	2021		2020	
	£	£	£	£
General Fund				
Opening balance	1,373,779		1,404,014	
Surplus/(Deficit) for the year	7,275		(27,415)	
Transfer to Sinking Fund	(2,820)		(2,820)	
	<hr/>		<hr/>	
		1,378,234		1,373,779
Whittington House : Sinking Fund				
Opening Balance	26,179		23,359	
Transfer from General Fund	2,820		2,820	
	<hr/>		<hr/>	
		28,999		26,179
Total funds at 31 March 2021		<hr/> <hr/>		<hr/> <hr/>
		1,407,233		1,399,958

ST LUKE'S TRUST

BALANCE SHEET

AT 31 MARCH 2021

	Note	2021		2020	
		£	£	£	£
Tangible fixed assets					
Tangible assets	5		1,500,245		1,531,781
Current assets					
Debtors	6	20,957		27,447	
Bank Accounts		196,055		152,300	
Cash in hand		30		9	
		<u>217,042</u>		<u>179,756</u>	
Creditors					
Amounts falling due within one year	7	40,087		25,717	
Net current assets			<u>176,955</u>		<u>154,039</u>
Total assets less current liabilities			<u>1,677,200</u>		<u>1,685,820</u>
Creditors					
Amounts falling due after more than one year	7		(269,967)		(285,862)
Net assets			<u>1,407,233</u>		<u>1,399,958</u>
Capital funds					
Restricted funds			28,999		26,179
Unrestricted funds			1,378,234		1,373,779
Total funds			<u>1,407,233</u>		<u>1,399,958</u>

For the year ending 31 March 2021 the company was entitled to exemption from audit under section 477 of the Companies Act 2006.

Directors' responsibilities:

The members have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476;

The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These financial statements have been prepared in accordance with the special provisions relating to the small companies regime within Part 15 of the Companies Act 2006). Approved by the trustees on 7 December 2021 and signed on its behalf.

.....
John Browning, Trustee

The annexed notes form part of these financial statements.

ST LUKE'S TRUST
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2021

1. Accounting policies

The financial statements have been prepared under the historical cost convention in accordance with the accounting policies set out below.

These financial statements have been prepared in accordance with FRS102 Section 1A - The Financial Reporting Standard applicable in the UK and Republic of Ireland and the Companies Act 2006.

Incoming resources

All incoming resources are included in the SOFA when the charity is legally entitled to the income and the amount can be quantified with reasonable accuracy.

Resources expended

All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with use of the resources.

Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost less depreciation

Depreciation is provided at rates calculated to write off the cost or valuation of fixed assets, less their estimated residual value, over their expected useful lives on the following bases:

Motor vehicles	25% reducing balance basis
Furniture and fittings	25% reducing balance basis
Freehold buildings	2% reducing balance basis

The depreciation charge for freehold buildings is based on total carrying value which includes an element of land. It is not possible to value separately the land and any adjustment to exclude the land element would not materially affect the depreciation charge.

Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the trustees for particular purposes. The aim and use of each designated fund is set out in the notes to the financial statements.

Governance costs

These costs include the costs of governance arrangements which relate to the general running of St Luke's Trust as opposed to the direct management functions inherent in generating funds and community activities. This includes such items as independent accounts examination, legal advice for trustees and costs associated with constitutional and statutory requirements, including trustee meetings.

ST LUKE'S TRUST

NOTES TO THE FINANCIAL STATEMENTS (Continued)

FOR THE YEAR ENDED 31 MARCH 2021

Whittington House - Sinking Fund

A fund is maintained by the Trust for the restricted purpose of the ongoing maintenance of Whittington House.

2. Turnover

Turnover is attributable solely to continuing operations and derives from the activities described in the trustees report..

3. Staff costs

The average number of persons employed by the company, including directors, during the year was as follows:

	2021	2020
Administration	1	1
Kindergarten	4	4
	-	-
	5	5
	=	=

4. Investment Income/Gains

	2021	2020
	£	£
Interest received	149	887
Dividends	-	961
	<u>149</u>	<u>1,848</u>
	<u><u>149</u></u>	<u><u>1,848</u></u>

ST LUKE'S TRUST

NOTES TO THE FINANCIAL STATEMENTS (Continued)

FOR THE YEAR ENDED 31 MARCH 2021

5. Tangible fixed assets

	Land and Buildings £	Fixtures and Fittings £	Motor Vehicles £	Total £
Cost:				
At 1 April 2020	1,820,921	92,815	11,500	1,925,236
At 31 March 2021	1,820,921	92,815	11,500	1,925,236
Depreciation:				
At 1 April 2020	293,052	90,950	9,453	393,455
Charge for the year	30,558	466	512	31,536
At 31 March 2021	323,610	91,416	9,965	424,991
Net book value:				
At 31 March 2021	1,497,311	1,399	1,535	1,500,245
At 31 March 2020	1,527,869	1,865	2,047	1,531,781

The land and buildings at Gannicox House were valued by Bruton Knowles qualified valuers in April 2009. The valuation was on an open market basis.

Whittington House is stated at historical cost less depreciation.

In November 2013 the Therapy Centre was professionally valued by Bruton Knowles at £425,000 with the existing lease at that time. Since that date expenditure on refurbishing and extending the Centre has been written off during the year that the expenditure was incurred. Gannicox House and Whittington House are at historical cost less depreciation.

Included within the above land and buildings are freehold properties at book values as follows :-

	2021	2020
Therapy Centre	369,681	377,226
Gannicox House	680,621	694,511
Whittington House	447,009	456,132
	<u>1,497,311</u>	<u>1,527,869</u>

ST LUKE'S TRUST

NOTES TO THE FINANCIAL STATEMENTS (Continued)

FOR THE YEAR ENDED 31 MARCH 2021

6. Debtors and prepayments

Amounts falling due within one year:

	2021	2020
	£	£
Prepayments	14,142	13,017
Sundry Debtors	6,815	14,430
	<u>20,957</u>	<u>27,447</u>

7. Creditors

Amounts falling due within one year:-

	2021	2020
	£	£
Mortgage	15,895	15,235
Trade creditors	17,208	3,135
Other Creditors	1,920	1,920
Other Taxes & PAYE	1,888	2,719
Credit card	498	86
Accruals	2,678	2,622
	<u>40,087</u>	<u>25,717</u>

Amounts falling due after more than one year:-

Mortgage	269,967	285,862
	<u>269,967</u>	<u>285,862</u>

Of the creditors falling due within one year £15,895 is secured.

Of the creditors falling due after one year £269,967 is secured.

Loan repayable by instalments	285,862	301,097
	<u>285,862</u>	<u>301,097</u>

The bank loan is repayable over 15 years from October 2019 by monthly instalments. The rate of interest is 4.25%. The loan is secured on freehold property.

ST LUKE'S TRUST

NOTES TO THE FINANCIAL STATEMENTS (Continued)

FOR THE YEAR ENDED 31 MARCH 2021

8. Incoming resources

	Unrestricted Funds 2021 £	Total Funds 2021 £	Total Funds 2020 £
Voluntary income			
Donations and Gifts	7,546	7,546	11,030
	<u>7,546</u>	<u>7,546</u>	<u>11,030</u>
Incoming resources charitable activities			
Personal service charges	2,913	2,913	3,141
Income from Sunlands Kindergarten	48,796	48,796	50,481
Whittington House service charges	2,832	2,832	3,123
	<u>54,541</u>	<u>54,541</u>	<u>56,745</u>
Investment income			
Interest received	149	149	887
Dividends	-	-	961
	<u>149</u>	<u>149</u>	<u>1,848</u>
Other incoming resources			
Sundry income	1,745	1,745	1,428
Job Retention Scheme grants	9,697	9,697	-
Rental income and Room Hire	126,096	126,096	152,124
Contributions to overheads	12,078	12,078	15,570
	<u>149,616</u>	<u>149,616</u>	<u>169,122</u>

ST LUKE'S TRUST

NOTES TO THE FINANCIAL STATEMENTS (Continued)

FOR THE YEAR ENDED 31 MARCH 2021

9. Costs of charitable activities

	2021	2021	2020
	£	£	£
Residents and Helpers costs	19,460		22,541
Council tax and rates	3,310		3,181
Insurance	13,457		12,356
Repairs and Maintenance	11,703		50,829
Heat, Light and Water	22,359		23,081
Cleaning	4,029		5,403
Subscriptions	549		760
General administration expenses	3,112		4,320
Staff costs	69,002		67,116
Landscaping and gardening	4,781		11,940
Legal and Professional fees	4,042		13,690
Depreciation	31,536		32,485
Loan interest and charges	12,445		14,757
Bank charges	158		198
Training and Conference expenses	120		281
Telephone	1,544		1,302
	<hr/>		<hr/>
		201,607	264,240
		<hr/> <hr/>	<hr/> <hr/>

10. Governance costs

	2021	2021	2020
	£	£	£
Accountancy	1,920		1,920
Legal services	1,050		-
	<hr/>		<hr/>
		2,970	1,920
		<hr/> <hr/>	<hr/> <hr/>