

PEACEHAVEN HOUSE

England & Wales · Charity number 1068393

Details

Status Registered

Legal form Charitable company

Company number [03345230](#)

Registered 1998-03-02

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

Contact

Address Peacehaven House
101 Roe Lane
Southport
PR9 7PD

Phone 01704227030

Email admin@peacehavenhouse.com

Website www.peacehavenhouse.com

Activities

Objects: TO RELIEVE ELDERLY OR INDIGENT PERSONS IN THE SOUTHPORT AREA REGARDLESS OF SEX OR RELIGIOUS BELIEF THROUGH THE PURCHASE OR LEASE FURNISHING, EQUIPING AND MAINTENANCE OF A HOME OR HOMES AND TO CARRY ON SUCH CHARITABLE ACTIVITIES AS THE TRUSTEES MAY DETERMINE

Activities: Charity run Care Home For Elderly Persons

Classification

- **How:** Provides Human Resources, Provides Buildings/facilities/open Space, Provides Services
- **What:** General Charitable Purposes, The Advancement Of Health Or Saving Of Lives, The Prevention Or Relief Of Poverty, Accommodation/housing
- **Who:** Elderly/old People, People With Disabilities

Geography

- **Area of benefit:** SOUTHPORT AREA
- Sefton

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£2,205,107	£2,164,172	£2,853,995	73
2023-12-31	£1,906,637	£1,871,390	£2,182,267	73
2022-12-31	£1,715,333	£1,758,373	£2,116,411	70
2021-12-31	£1,789,523	£1,756,403	£2,216,217	55
2020-12-31	£1,701,102	£1,703,282	£2,119,428	67

Trustees

Name	Role	Appointed
ADRIAN P SHANDLEY	Chair	2011-10-12
Carolyn Rodwell		2021-07-12
Charles Kirk Caton		2016-05-18
JOANNA SUTTON		2019-09-18
Laura O'Malley		2019-07-01
Margaret Vandermeer		2025-05-28
ROGER IAN FOULKES		
TANYA COVENTRY		2022-09-14

PEACEHAVEN HOUSE

England & Wales - Charity number 1068393

Accounts

REGISTERED COMPANY NUMBER: 03345230 (England and Wales)
REGISTERED CHARITY NUMBER: 1068393

Report of the Trustees and
Audited Financial Statements for the Year Ended 31 December 2024
for
Peacehaven House
(A Company Limited by Guarantee)

Advance Audit Limited
Statutory Auditor
71/73 Houghton Street
Southport
Merseyside
PR9 0PR

Peacehaven House

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Peacehaven House

Reference and Administrative Details for the Year Ended 31 December 2024

TRUSTEES	D Edmondson (resigned 13.3.24) H Sidebotham (resigned 16.7.24) R I Foulkes A P Shandley (Chairman) D A T Wood C K Caton (Treasurer) L O'Malley J Sutton C A Rodwell T Coventry
REGISTERED OFFICE	101 Roe Lane Southport Merseyside PR9 7PD
REGISTERED COMPANY NUMBER	03345230 (England and Wales)
REGISTERED CHARITY NUMBER	1068393
AUDITORS	Advance Audit Limited Statutory Auditor 71/73 Hoghton Street Southport Merseyside PR9 0PR

Peacehaven House

Report of the Trustees for the Year Ended 31 December 2024

The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 31 December 2024. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES

Objectives and activities

The objectives of the Charitable Company are to relieve elderly or indigent persons in the Southport area regardless of sex or religious belief through the purchase of lease, furnishing, equipping and maintenance, of a home or homes and to carry out such charitable activities as the Trustees may determine. It is the Charity's practice to open the facilities of the home to a growing number of charitable organisations in the area.

Public benefit

In setting the objectives and planning activities, the Trustees have given careful consideration to the Charity Commission's general guidance on public benefit. The trustees have examined the major strategic and operational risks which the charity faces and confirm that systems have been established to mitigate risks.

ACHIEVEMENT AND PERFORMANCE

Charitable activities

In 2024 Peacehaven celebrated its 60th anniversary, a truly remarkable milestone, and the event was well celebrated with a lovely in house party for all the residents and relatives.

As I have said many times, one of the remarkable things about Peacehaven is the dedication and loyalty of our staff, which creates the very unique and friendly atmosphere of the home.

The care system generally is not known for long term service, but at Peacehaven we have so many people who have cared for our residents for ten years or more.

In 2024 we had four members of staff celebrating their 15th anniversary of employment, Laura Thompson and our incredible Manager Lynne Nuttall celebrated 25 years with Peacehaven, and quite remarkably, Derek Redford celebrated 40 years of service.

I feel this is not only a testament to the dedication and commitment of our staff, but it is also the key reason why Peacehaven feels like such a genuine and personal home for our residents, and a nice place to work.

Throughout 2024 we continued our programme of modernisation and refurbishment within the home, including the total upgrade of the nurse call systems and communication devices within Peacehaven.

This programme of refurbishment will continue into 2025 and beyond with plans to replace all of the fire doors and to refurbish and extend six of the rooms within the property.

Thanks to the dedication and diligence of our Treasurer, Charles Caton, annual financial results to the year end came in slightly ahead of budget.

Peacehaven House

Report of the Trustees for the Year Ended 31 December 2024

FINANCIAL REVIEW

Financial position

Peacehaven delivered a surplus on operations of £40,935, (2023: £35,247). Fee income rose favourable as a result of room utilisation being higher than previous years. The effect of opening rooms for short term respite care has continued to be a major driver in new residents moving to permanent residency after sampling the excellent care on offer during their short stay.

We have seen major cost increases which will not reduce as we go forward. For example, insurance has increased by over 14% on the prior year with many insurers not wanting to quote for this type of business. Food has also seen increase across all items resulting in 7.5% rise in costs on the prior year. In addition, the increase in minimum living wage has a major effect on driving up labour costs as we ensure our key staff are remunerated accordingly.

Investment in the infra structure of the house continued in 2024 with refurbishment of Derwent rooms creating additional bedroom space. Our commitment to ensuring the house is up to current health and safety standards has initiated a project to change and upgrade all fire doors. The Trustees continue to ensure the upkeep of the house via continuous ongoing maintenance is key to the residence enjoying the environment they call home.

The revaluation of our investments saw a capital appreciation of £45,793 (2023: appreciation of £30,609).

The Trustees have reviewed the valuation of the land and buildings and the revaluation to current market value has been reflected in the financial statements.

The Trustees are pleased with the outcome for the year end. The charity remains in a very healthy financial position with a strong balance sheet and an excellent Manager and her new team delivering a first-class care home for both its residents and staff.

FUTURE PLANS

The Trustees have reviewed their business plan for the charity and will continue with expenditure on the fabric of the home and in ensuring its staff are fully trained to deliver a care home.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document, a deed of trust, and constitutes a limited company, limited by guarantee, as defined by the Companies Act 2006.

Policies

Policies and organisational structure of the charity are determined by the trustees who delegate powers of day-to-day operations to Lynne Nuttall, the Registered Manager. To assist in achieving the objectives of Peacehaven House, qualified personnel are employed, including managers, care workers and administrative staff. The charity relies on the voluntary help of the Trustees for the control and reporting requirements of the charity. Sufficient policies and set procedures and implemented to ensure effective control of the charity. During the year we have used the services of QCS to provide ongoing updates in all areas of legislation relative to our policies and procedures.

Recruitment and appointment of new trustees

Trustees are each allocated to a sub committee, where they have a role in overseeing the management and activities of the home. Any Trustee vacancy is filled by searching for a person best equipped to fill that vacancy in terms of the skills required to complement the Trustee team. Confirmation of appointment, after induction training, is by approval of existing Trustees.

Peacehaven House

Report of the Trustees for the Year Ended 31 December 2024

STRUCTURE, GOVERNANCE AND MANAGEMENT

Risk management

The trustees have a duty to identify and review the risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error.

Trustees have been reminded during the year of their responsibilities to review the risk elements of the business and to act to minimise those risks. A paper listing perceived risks and estimated levels of frequency and impact together with adopted methods of managing those risks was issued to the trustees as a catalyst to our ongoing review.

STATEMENT OF TRUSTEES' RESPONSIBILITIES

The trustees (who are also the directors of Peacehaven House for the purposes of company law) are responsible for preparing the Report of the Trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) including Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland".

Company law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing those financial statements, the trustees are required to

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity SORP;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in business.

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charitable company and to enable them to ensure that the financial statements comply with the Companies Act 2006. They 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.

In so far as the trustees are aware:

- there is no relevant audit information of which the charitable company's auditors are unaware; and
- the trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditors are aware of that information.

This report has been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

Approved by order of the board of trustees on 20 June 2025 and signed on its behalf by:

A P Shandley - Trustee

Report of the Independent Auditors to the Members of Peacehaven House

Opinion

We have audited the financial statements of Peacehaven House (the 'charitable company') for the year ended 31 December 2024 which comprise the Statement of Financial Activities, the Balance Sheet, the Cash Flow Statement and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 December 2024 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

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

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charitable company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Other information

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

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

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

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Report of the Trustees for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Report of the Trustees has been prepared in accordance with applicable legal requirements.

Report of the Independent Auditors to the Members of Peacehaven House

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the Report of the Trustees.

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the trustees were not entitled to take advantage of the small companies exemption from the requirement to prepare a Strategic Report or in preparing the Report of the Trustees.

Responsibilities of trustees

As explained more fully in the Statement of Trustees' Responsibilities, the trustees (who are also the directors of the charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

Our responsibilities for the audit of the financial statements

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

The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

- Enquiry of management and those charged with governance around actual and potential litigation and claims;
- Enquiry of entity staff in compliance functions to identify any instances of non-compliance with laws and regulations;
- Reviewing minutes of meetings of those charged with governance;
- Reviewing financial statement disclosures and testing to supporting documentation to assess compliance with applicable laws and regulations.
- Performing audit work over the risk of management override of controls, including testing of journal entries and other adjustments for appropriateness, evaluating the business rationale of significant transactions outside the normal course of business and reviewing accounting estimates for bias.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

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

Report of the Independent Auditors to the Members of Peacehaven House

Use of our report

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charitable company's members those matters we are required to state to them in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charitable company and the charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Jennifer Tobin FCCA (Senior Statutory Auditor)
for and on behalf of Advance Audit Limited
Statutory Auditor
71/73 Hoghton Street
Southport
Merseyside
PR9 0PR

Date:

Peacehaven House

Statement of Financial Activities (Incorporating an Income and Expenditure Account) for the Year Ended 31 December 2024

	Notes	Unrestricted funds £	Restricted fund £	2024 Total funds £	2023 Total funds £
INCOME AND ENDOWMENTS FROM					
Donations and legacies	2	-	-	-	10,160
Charitable activities					
Activities undertaken directly	4	2,186,653	-	2,186,653	1,892,427
Investment income	3	<u>18,454</u>	-	<u>18,454</u>	<u>4,050</u>
Total		<u>2,205,107</u>	-	<u>2,205,107</u>	<u>1,906,637</u>
EXPENDITURE ON					
Charitable activities					
Activities undertaken directly	5	<u>2,164,172</u>	-	<u>2,164,172</u>	<u>1,871,390</u>
NET INCOME/(EXPENDITURE) BEFORE GAINS OR LOSSES					
		40,935	-	40,935	35,247
Net gains on investments		<u>45,793</u>	-	<u>45,793</u>	<u>30,609</u>
NET INCOME					
Other recognised gains/(losses)		86,728	-	86,728	65,856
Gains on revaluation of fixed assets		<u>585,000</u>	-	<u>585,000</u>	-
Net movement in funds		671,728	-	671,728	65,856
RECONCILIATION OF FUNDS					
Total funds brought forward		<u>2,182,267</u>	-	<u>2,182,267</u>	<u>2,116,411</u>
TOTAL FUNDS CARRIED FORWARD		<u><u>2,853,995</u></u>	-	<u><u>2,853,995</u></u>	<u><u>2,182,267</u></u>

The notes form part of these financial statements

Peacehaven House

Balance Sheet 31 December 2024

	Notes	2024 £	2023 £
FIXED ASSETS			
Tangible assets	11	2,038,476	1,453,476
Investments	12	<u>578,267</u>	<u>524,170</u>
		2,616,743	1,977,646
CURRENT ASSETS			
Debtors	13	91,418	98,289
Cash at bank		<u>287,522</u>	<u>207,191</u>
		378,940	305,480
CREDITORS			
Amounts falling due within one year	14	(141,688)	(100,859)
		<u>237,252</u>	<u>204,621</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		2,853,995	2,182,267
NET ASSETS		<u>2,853,995</u>	<u>2,182,267</u>
FUNDS	17		
Unrestricted funds		<u>2,853,995</u>	<u>2,182,267</u>
TOTAL FUNDS		<u>2,853,995</u>	<u>2,182,267</u>

These financial statements have been prepared in accordance with the provisions applicable to charitable companies subject to the small companies regime.

The financial statements were approved by the Board of Trustees and authorised for issue on 20 June 2025 and were signed on its behalf by:

C K Caton - Trustee

A P Shandley - Trustee

The notes form part of these financial statements

Peacehaven House

Cash Flow Statement for the Year Ended 31 December 2024

	Notes	2024 £	2023 £
Cash flows from operating activities			
Cash generated from operations	1	<u>73,883</u>	<u>(18,397)</u>
Net cash provided by/(used in) operating activities		<u>73,883</u>	<u>(18,397)</u>
Cash flows from investing activities			
Purchase of fixed asset investments		(552,543)	(117,026)
Sale of fixed asset investments		552,543	217,026
Interest received		<u>6,448</u>	<u>1,998</u>
Net cash provided by investing activities		<u>6,448</u>	<u>101,998</u>
<hr/>			
Change in cash and cash equivalents in the reporting period		80,331	83,601
Cash and cash equivalents at the beginning of the reporting period		<u>207,191</u>	<u>123,590</u>
Cash and cash equivalents at the end of the reporting period		<u><u>287,522</u></u>	<u><u>207,191</u></u>

The notes form part of these financial statements

Peacehaven House

Notes to the Cash Flow Statement for the Year Ended 31 December 2024

1. RECONCILIATION OF NET INCOME TO NET CASH FLOW FROM OPERATING ACTIVITIES

	2024 £	2023 £
Net income for the reporting period (as per the Statement of Financial Activities)	86,728	65,856
Adjustments for:		
Gain on investments	(45,793)	(30,609)
Interest received	(6,448)	(1,998)
Management fees paid out of fund	3,702	4,620
Dividends received	(12,006)	(2,052)
Decrease/(increase) in debtors	6,871	(8,374)
Increase/(decrease) in creditors	<u>40,829</u>	<u>(45,840)</u>
Net cash provided by/(used in) operations	<u><u>73,883</u></u>	<u><u>(18,397)</u></u>

2. ANALYSIS OF CHANGES IN NET FUNDS

	At 1.1.24 £	Cash flow £	At 31.12.24 £
Net cash			
Cash at bank	<u>207,191</u>	<u>80,331</u>	<u>287,522</u>
	<u>207,191</u>	<u>80,331</u>	<u>287,522</u>
Total	<u><u>207,191</u></u>	<u><u>80,331</u></u>	<u><u>287,522</u></u>

Peacehaven House

Notes to the Financial Statements for the Year Ended 31 December 2024

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charitable company, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

The charity is a company limited by guarantee. In the event of the charity being wound up, the liability in respect of the guarantee is limited to £10 per member of the charity. The address of the registered office is given in the charity information on page 1 of these financial statements.

The financial statements are presented in sterling which is the functional currency of the charity. The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

Going concern

The trustees consider that there are no material uncertainties about the Charity's ability to continue as a going concern. The financial statements have been prepared on the going concern basis which the trustees consider to be appropriate. Having considered the current and forecast results, the trustees have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future and they continue to adopt the going concern basis in preparing the annual financial statements.

The financial statements do not include any adjustments that would result from the basis of preparation being inappropriate.

Income

Income is recognised when the charity has entitlement to the funds, any performance conditions attached to the item(s) of income have been met, it is probable that the income will be received and the amount can be measured reliably.

Where income has related expenditure (as with fundraising or contract income), the income and related expenditure are reported gross in the Statement of Financial Activities.

Donations, grants and gifts are recognised when receivable. In the event that a donation is subject to fulfilling performance conditions before the charity is entitled to the funds, the income is deferred and not recognised until it is probable that those conditions will be fulfilled in the reporting period.

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

Bank and building society interest is included in the income & expenditure accounts on receipt. Dividends and fixed interest are included in the income & expenditure account when they are declared.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Peacehaven House

Notes to the Financial Statements - continued for the Year Ended 31 December 2024

1. ACCOUNTING POLICIES - continued

Tangible fixed assets

Assets are capitalised at their historical cost when purchased. Depreciation is not provided however the need for any impairment of a fixed asset write-down is considered if there is concern over the carrying value of an asset and is assessed by comparing that carrying value against the value in use or realisable value of the asset when appropriate.

The charity has adopted the revaluation model to revalue items of freehold property whose fair value can be measured reliably. The revaluations shall be made with sufficient regularity to ensure that the carrying amount does not differ materially from that which would be determined using fair value at the end of the reporting period.

The fair value of land and buildings is usually determined from market-based evidence by appraisal that is normally undertaken by professionally qualified valuers.

Revaluation gains and losses are recognised in the Statement of Financial Activities and added to reserves in a separate Revaluation reserve.

Investments

Stocks and shares quoted on a recognised stock exchange are included in the balance sheet at market value.

Investments are a form of basic financial instrument and are initially recognised at their transaction value and subsequently measured at their fair value as at the balance sheet date using the closing quoted market price. The statement of financial activities includes the net gains and losses arising on revaluation and disposals throughout the year.

All gains and losses are taken to the Statement of Financial Activities as they arise. Realised gains and losses on investments are calculated as the difference between sales proceeds and their opening carrying value or their purchase value if acquired subsequent to the first day of the financial year.

Unrealised gains and losses are calculated as the difference between the fair value at the year-end and their carrying value. Realised and unrealised investment gains and losses are combined in the Statement of Financial Activities.

The main form of financial risk faced by the charity is that of volatility in equity markets and investment markets due to wider economic conditions, the attitude of investors to investment risk, and changes in sentiment concerning equities and within particular sectors or sub sectors.

Taxation

The charity is exempt from corporation tax on its charitable activities.

Debtors

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

Cash at bank and in hand

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

Creditors

Creditors are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors are normally recognised at their settlement amount after allowing for any trade discounts due.

Peacehaven House

Notes to the Financial Statements - continued for the Year Ended 31 December 2024

1. ACCOUNTING POLICIES - continued

Financial instruments

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

Fund accounting

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

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

Leasing

Rentals applicable to operating leases where substantially all of the benefits and risks of ownership remain with the lessor are charged against profits on a straight line basis over the period of the lease.

Pensions

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

2. DONATIONS AND LEGACIES

	2024	2023
	£	£
Donations	<u>-</u>	<u>10,160</u>

3. INVESTMENT INCOME

	2024	2023
	£	£
Income UK listed investments	12,006	2,052
Deposit account interest	<u>6,448</u>	<u>1,998</u>
	<u>18,454</u>	<u>4,050</u>

4. INCOME FROM CHARITABLE ACTIVITIES

		2024	2023
	Activity	£	£
Income from residents	Activities undertaken directly	2,183,275	1,889,465
Sundry income	Activities undertaken directly	<u>3,378</u>	<u>2,962</u>
		<u>2,186,653</u>	<u>1,892,427</u>

Peacehaven House

Notes to the Financial Statements - continued for the Year Ended 31 December 2024

5. CHARITABLE ACTIVITIES COSTS

	Direct Costs (see note 6) £	Support costs (see note 7) £	Totals £
Activities undertaken directly	<u>2,143,528</u>	<u>20,644</u>	<u>2,164,172</u>

6. DIRECT COSTS OF CHARITABLE ACTIVITIES

	2024 £	2023 £
Staff costs	1,564,483	1,376,784
Food costs	143,331	133,399
Residents outings & ent	8,934	8,476
Heat, light & water	90,415	82,806
Repairs & maintenance	186,185	103,270
Cleaning, infection control & PPE	24,514	29,291
Household expenses	8,936	9,129
Garden expenses	2,957	2,865
Laundry	4,323	4,298
Sundry and travel expenses	6,586	6,481
Protective clothing	4,095	3,426
Insurance	31,265	27,389
Telephone	4,072	4,676
Office expenses	22,632	16,266
Registration expenses	14,073	12,746
Training expenses	6,988	6,165
Advertising	2,004	6,991
Medical supplies and toiletries	10,070	7,831
Council Tax	3,362	2,571
PSA	4,303	4,043
	<u>2,143,528</u>	<u>1,848,903</u>

7. SUPPORT COSTS

Activities undertaken directly	Governance costs £ <u>20,644</u>
--------------------------------	---

8. NET INCOME/(EXPENDITURE)

Net income/(expenditure) is stated after charging/(crediting):

	2024 £	2023 £
Auditors' remuneration	<u>5,680</u>	<u>5,375</u>

Peacehaven House

Notes to the Financial Statements - continued for the Year Ended 31 December 2024

9. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 December 2024 nor for the year ended 31 December 2023.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 December 2024 nor for the year ended 31 December 2023.

10. STAFF COSTS

	2024	2023
	£	£
Wages and salaries	1,471,246	1,294,726
Social security costs	<u>93,237</u>	<u>82,058</u>
	<u>1,564,483</u>	<u>1,376,784</u>

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

	2024	2023
Average number of staff employed	<u>73</u>	<u>73</u>

The number of employees whose employee benefits (excluding employer pension costs) exceeded £60,000 was:

	2024	2023
£60,001 - £70,000	<u>1</u>	<u>1</u>

11. TANGIBLE FIXED ASSETS

	Freehold property £	Fixtures and fittings £	Totals £
COST OR VALUATION			
At 1 January 2024	1,400,000	318,616	1,718,616
Revaluations	<u>585,000</u>	<u>-</u>	<u>585,000</u>
At 31 December 2024	<u>1,985,000</u>	<u>318,616</u>	<u>2,303,616</u>
DEPRECIATION			
At 1 January 2024 and 31 December 2024	<u>-</u>	<u>265,140</u>	<u>265,140</u>
NET BOOK VALUE			
At 31 December 2024	<u>1,985,000</u>	<u>53,476</u>	<u>2,038,476</u>
At 31 December 2023	<u>1,400,000</u>	<u>53,476</u>	<u>1,453,476</u>

Peacehaven House

Notes to the Financial Statements - continued for the Year Ended 31 December 2024

11. TANGIBLE FIXED ASSETS - continued

Cost or valuation at 31 December 2024 is represented by:

	Freehold property £	Fixtures and fittings £	Totals £
Valuation in 2011	882,968	-	882,968
Valuation in 2024	585,000	-	585,000
Cost	<u>517,032</u>	<u>318,616</u>	<u>835,648</u>
	<u>1,985,000</u>	<u>318,616</u>	<u>2,303,616</u>

The trustees have considered the valuation of the freehold land and buildings in the current year and a revaluation to current market value has been included within the accounts.

The historical cost of the land and buildings is £517,032.

12. FIXED ASSET INVESTMENTS

	Listed investments £
MARKET VALUE	
At 1 January 2024	524,170
Additions	552,543
Disposal proceeds	(552,543)
Gain / (Loss) on disposal	68,691
Change in market value	(22,898)
Investment income received	12,006
Fund fees and charges	<u>(3,702)</u>
At 31 December 2024	<u>578,267</u>
NET BOOK VALUE	
At 31 December 2024	<u>578,267</u>
At 31 December 2023	<u>524,170</u>

There were no investment assets outside the UK.

Cost or valuation at 31 December 2024 is represented by:

	Listed investments £
Valuation in 2024	<u>578,267</u>

Peacehaven House

**Notes to the Financial Statements - continued
for the Year Ended 31 December 2024**

13. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2024	2023
	£	£
Trade debtors	78,808	81,047
Other debtors	4,962	10,275
Prepayments	<u>7,648</u>	<u>6,967</u>
	<u>91,418</u>	<u>98,289</u>

14. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2024	2023
	£	£
Trade creditors	7,613	12,576
Social security and other taxes	31,476	31,340
Other creditors	43,051	28,701
Accrued expenses	<u>59,548</u>	<u>28,242</u>
	<u>141,688</u>	<u>100,859</u>

15. LEASING AGREEMENTS

Minimum lease payments under non-cancellable operating leases fall due as follows:

	2024	2023
	£	£
Within one year	4,935	7,051
Between one and five years	14,665	15,232
In more than five years	<u>218</u>	<u>-</u>
	<u>19,818</u>	<u>22,283</u>

16. ANALYSIS OF NET ASSETS BETWEEN FUNDS

	Unrestricted funds £	Restricted fund £	2024 Total funds £	2023 Total funds £
Fixed assets	2,038,476	-	2,038,476	1,453,476
Investments	578,267	-	578,267	524,170
Current assets	378,940	-	378,940	305,480
Current liabilities	<u>(141,688)</u>	<u>-</u>	<u>(141,688)</u>	<u>(100,859)</u>
	<u>2,853,995</u>	<u>-</u>	<u>2,853,995</u>	<u>2,182,267</u>

Peacehaven House

**Notes to the Financial Statements - continued
for the Year Ended 31 December 2024**

17. MOVEMENT IN FUNDS

	At 1.1.24 £	Net movement in funds £	At 31.12.24 £
Unrestricted funds			
General fund	1,299,299	86,728	1,386,027
Revaluation Reserve	<u>882,968</u>	<u>585,000</u>	<u>1,467,968</u>
	<u>2,182,267</u>	<u>671,728</u>	<u>2,853,995</u>
TOTAL FUNDS	<u><u>2,182,267</u></u>	<u><u>671,728</u></u>	<u><u>2,853,995</u></u>

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	2,205,107	(2,164,172)	45,793	86,728
Revaluation Reserve	<u>-</u>	<u>-</u>	<u>585,000</u>	<u>585,000</u>
	<u>2,205,107</u>	<u>(2,164,172)</u>	<u>630,793</u>	<u>671,728</u>
TOTAL FUNDS	<u><u>2,205,107</u></u>	<u><u>(2,164,172)</u></u>	<u><u>630,793</u></u>	<u><u>671,728</u></u>

Comparatives for movement in funds

	At 1.1.23 £	Net movement in funds £	At 31.12.23 £
Unrestricted funds			
General fund	1,233,443	65,856	1,299,299
Revaluation Reserve	<u>882,968</u>	<u>-</u>	<u>882,968</u>
	<u>2,116,411</u>	<u>65,856</u>	<u>2,182,267</u>
TOTAL FUNDS	<u><u>2,116,411</u></u>	<u><u>65,856</u></u>	<u><u>2,182,267</u></u>

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	1,906,637	(1,871,390)	30,609	65,856
	<u>1,906,637</u>	<u>(1,871,390)</u>	<u>30,609</u>	<u>65,856</u>
TOTAL FUNDS	<u><u>1,906,637</u></u>	<u><u>(1,871,390)</u></u>	<u><u>30,609</u></u>	<u><u>65,856</u></u>

Peacehaven House

Notes to the Financial Statements - continued for the Year Ended 31 December 2024

17. MOVEMENT IN FUNDS - continued

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.1.23 £	Net movement in funds £	At 31.12.24 £
Unrestricted funds			
General fund	1,233,443	152,584	1,386,027
Revaluation Reserve	<u>882,968</u>	<u>585,000</u>	<u>1,467,968</u>
	<u>2,116,411</u>	<u>737,584</u>	<u>2,853,995</u>
TOTAL FUNDS	<u>2,116,411</u>	<u>737,584</u>	<u>2,853,995</u>

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	4,111,744	(4,035,562)	76,402	152,584
Revaluation Reserve	<u>-</u>	<u>-</u>	<u>585,000</u>	<u>585,000</u>
	<u>4,111,744</u>	<u>(4,035,562)</u>	<u>661,402</u>	<u>737,584</u>
TOTAL FUNDS	<u>4,111,744</u>	<u>(4,035,562)</u>	<u>661,402</u>	<u>737,584</u>

Unrestricted funds are donations and other incoming resources receivable or generated for the objects of the charity without further specified purpose and are available as unrestricted funds.

Restricted funds are to be used for specific purposes as laid down by the donor. Expenditure which meets these criteria is charged to the fund.

18. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 December 2024.

Peacehaven House

Detailed Statement of Financial Activities for the Year Ended 31 December 2024

	2024 £	2023 £
INCOME AND ENDOWMENTS		
Donations and legacies		
Donations	-	10,160
Investment income		
Income UK listed investments	12,006	2,052
Deposit account interest	<u>6,448</u>	<u>1,998</u>
	18,454	4,050
Charitable activities		
Income from residents	2,183,275	1,889,465
Sundry income	<u>3,378</u>	<u>2,962</u>
	<u>2,186,653</u>	<u>1,892,427</u>
Total incoming resources	2,205,107	1,906,637
EXPENDITURE		
Charitable activities		
Wages	1,471,246	1,294,726
Social security	93,237	82,058
Food costs	143,331	133,399
Residents outings & ent	8,934	8,476
Heat, light & water	90,415	82,806
Repairs & maintenance	186,185	103,270
Cleaning, infection control & PPE	24,514	29,291
Household expenses	8,936	9,129
Garden expenses	2,957	2,865
Laundry	4,323	4,298
Sundry and travel expenses	6,586	6,481
Protective clothing	4,095	3,426
Insurance	31,265	27,389
Telephone	4,072	4,676
Office expenses	22,632	16,266
Registration expenses	14,073	12,746
Training expenses	6,988	6,165
Advertising	2,004	6,991
Medical supplies and toiletries	10,070	7,831
Council Tax	3,362	2,571
PSA	<u>4,303</u>	<u>4,043</u>
	2,143,528	1,848,903
Support costs		
Governance costs		
Auditors' remuneration	5,680	5,375
Carried forward	5,680	5,375

This page does not form part of the statutory financial statements

Peacehaven House

Detailed Statement of Financial Activities for the Year Ended 31 December 2024

	2024 £	2023 £
Governance costs		
Brought forward	5,680	5,375
Legal and professional fees	10,638	12,492
Investment fund management fee	<u>4,326</u>	<u>4,620</u>
	<u>20,644</u>	<u>22,487</u>
Total resources expended	<u>2,164,172</u>	<u>1,871,390</u>
Net income before gains and losses	40,935	35,247
Realised recognised gains and losses		
Realised gains/(losses) on fixed asset investments	<u>68,652</u>	<u>2,602</u>
Net income	<u><u>109,587</u></u>	<u><u>37,849</u></u>

This page does not form part of the statutory financial statements

PEACEHAVEN HOUSE

England & Wales - Charity number 1068393

Accounts

REGISTERED COMPANY NUMBER: 03345230 (England and Wales)
REGISTERED CHARITY NUMBER: 1068393

Report of the Trustees and
Audited Financial Statements for the Year Ended 31 December 2023
for
Peacehaven House
(A Company Limited by Guarantee)

Advance Audit Limited
Statutory Auditor
71/73 Houghton Street
Southport
Merseyside
PR9 0PR

Peacehaven House

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Peacehaven House

Reference and Administrative Details for the Year Ended 31 December 2023

TRUSTEES	D Edmondson H Sidebotham R I Foulkes A P Shandley (Chairman) D A T Wood C K Caton (Treasurer) L O'Malley J Sutton C A Rodwell T Coventry
REGISTERED OFFICE	101 Roe Lane Southport Merseyside PR9 7PD
REGISTERED COMPANY NUMBER	03345230 (England and Wales)
REGISTERED CHARITY NUMBER	1068393
AUDITORS	Advance Audit Limited Statutory Auditor 71/73 Hoghton Street Southport Merseyside PR9 0PR

Peacehaven House

Report of the Trustees for the Year Ended 31 December 2023

The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 31 December 2023. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES

Objectives and activities

The objectives of the Charitable Company are to relieve elderly or indigent persons in the Southport area regardless of sex or religious belief through the purchase of lease, furnishing, equipping and maintenance, of a home or homes and to carry out such charitable activities as the Trustees may determine. It is the Charity's practice to open the facilities of the home to a growing number of charitable organisations in the area.

Public benefit

In setting the objectives and planning activities, the Trustees have given careful consideration to the Charity Commission's general guidance on public benefit. The trustees have examined the major strategic and operational risks which the charity faces and confirm that systems have been established to mitigate risks.

ACHIEVEMENT AND PERFORMANCE

Charitable activities

For Peacehaven house 2023 was fundamentally a year of restructuring within the Charity and the management team. Early in 2023, after much discussion and planning, the trustees decided to replace the role of a single deputy manager with two senior managers responsible for "clinical lead" and "care lead" with John Irvine being appointed to the former and Charlotte Ellison being appointed to the latter, both were previously existing members of the peace haven team.

A year on, I am pleased to report that this was one of the most successful and effective decisions that the board of trustees have made. It has made an enormous difference to the daily operations of the charity.

During the year there was also a continuing renovation and upgrading and reinvestment of the Derwent wing of the home, particularly the lounge and dining room.

We spent much of the year enrolling staff on training courses in order to enhance the number of staff qualified in NVQ leadership and apprentice courses. We believe that ongoing investment in our staff is critical to the delivery of quality care to our residents.

Our engagement with the local community is expanding, and we have developed our relationship with Norwood primary school significantly during the year Through our ongoing intergenerational club work.

Anybody who visits our care home will surely bear testament to the fact that there is a wonderful atmosphere within Peacehaven and this is primarily due to the amazing commitment and loyalty of our staff. During 2023 at our annual long service awards we celebrated two members of staff achieving 10 years service, two members of staff achieving 15 years service and one member of staff achieving 20 years service this is simply incredible and unprecedented in the care sector. The service and dedication of our staff is truly remarkable.

We also celebrated two residents achieving their 104th birthdays, and two others achieving 101 and 100 years of age!

The year was full of social events for the residents, most notably the King's coronation party and the summer fair which were a huge success.

From a financial perspective the charity finished the year broadly on target and made enormous financial investment into peace haven house to enhance the fabric of the building. I must thank Charlie Caton, our Treasurer, for his exceptional planning and budgets, which kept us on track!

Peacehaven House

Report of the Trustees for the Year Ended 31 December 2023

I must pay credit to Lynne Nuttall and her incredibly dedicated team who deliver quality service and care to all the residents within Peacehaven.

Finally, an enormous thank you to all of my fellow Trustees, who generously give so much time to ensure that Peacehaven remains the wonderful charity that it is.

FINANCIAL REVIEW

Financial position

2023 was the first full year post Covid restrictions, which allowed the home to operate on a more 'normal' basis, however the general economic climate with rising inflation affecting major cost items did still provide a challenging year for both resident care and a financial perspective.

Peacehaven delivered a surplus on operations of £35,247, compared to a deficit in 2022 of £43,040. Fee income rose favourable because of room utilisation being much higher than previous years. The effect of opening rooms for short term respite care has been a major driver in new residents moving to permanent residency after sampling the excellent care on offer during their short stay.

We have seen major cost increases which will not reduce as we go forward. For example, insurance has increased by over 40% on the prior year with many insurers not wanting to quote for this type of business. Food has also seen substantial increase across all items resulting in double digit rise in costs. In addition the increase in minimum living wage has a major effect on driving up out labour costs as we ensure our key staff are remunerated accordingly.

The management restructure during 2022 has provide greater managerial depth and resilience and has assisted in the positive performance in 2023.

Investment in the infra structure of the house continued in 2023 with Derwent lounge being refurbished and new chairs added. Our commitment to the upkeep of the house via continuous ongoing maintenance is key to the residence enjoying the environment they call home.

The revaluation of our investments saw a capital appreciation of £30,609 resulting from rises in the stock market (2022: decreased by £56,766).

The Trustees have reviewed the valuation of the land and buildings and feel there is no adjustment required to meet today's market values.

The Trustees are pleased with the outcome for the year end. The charity remains in a very healthy financial position with a strong balance sheet and an excellent Manager and her new team delivering a first-class care home for both its residents and staff.

FUTURE PLANS

The Trustees have reviewed their business plan for the charity and will continue with expenditure on the fabric of the home and in ensuring its staff are fully trained to deliver a care home.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document, a deed of trust, and constitutes a limited company, limited by guarantee, as defined by the Companies Act 2006.

Policies

Policies and organisational structure of the charity are determined by the trustees who delegate powers of day-to-day operations to Lynne Nuttall, the Registered Manager. To assist in achieving the objectives of Peacehaven House, qualified personnel are employed, including managers, care workers and administrative staff. The charity relies on the voluntary help of the Trustees for the control and reporting requirements of the charity. Sufficient policies and set procedures and implemented to ensure effective control of the charity. During the year we have used the services of QCS to provide ongoing updates in all areas of legislation relative to our policies and procedures.

Peacehaven House

Report of the Trustees for the Year Ended 31 December 2023

STRUCTURE, GOVERNANCE AND MANAGEMENT

Recruitment and appointment of new trustees

Trustees are each allocated to a sub committee, where they have a role in overseeing the management and activities of the home. Any Trustee vacancy is filled by searching for a person best equipped to fill that vacancy in terms of the skills required to complement the Trustee team. Confirmation of appointment, after induction training, is by approval of existing Trustees.

Risk management

The trustees have a duty to identify and review the risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error.

Trustees have been reminded during the year of their responsibilities to review the risk elements of the business and to act to minimise those risks. A paper listing perceived risks and estimated levels of frequency and impact together with adopted methods of managing those risks was issued to the trustees as a catalyst to our ongoing review.

STATEMENT OF TRUSTEES' RESPONSIBILITIES

The trustees (who are also the directors of Peacehaven House for the purposes of company law) are responsible for preparing the Report of the Trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) including Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland".

Company law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing those financial statements, the trustees are required to

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity SORP;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in business.

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charitable company and to enable them to ensure that the financial statements comply with the Companies Act 2006. They 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.

In so far as the trustees are aware:

- there is no relevant audit information of which the charitable company's auditors are unaware; and
- the trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditors are aware of that information.

This report has been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

Approved by order of the board of trustees on 19 June 2024 and signed on its behalf by:

A P Shandley - Trustee

Report of the Independent Auditors to the Members of Peacehaven House

Opinion

We have audited the financial statements of Peacehaven House (the 'charitable company') for the year ended 31 December 2023 which comprise the Statement of Financial Activities, the Balance Sheet, the Cash Flow Statement and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 December 2023 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

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

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charitable company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Other information

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

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

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

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Report of the Trustees for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Report of the Trustees has been prepared in accordance with applicable legal requirements.

Report of the Independent Auditors to the Members of Peacehaven House

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the Report of the Trustees.

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the trustees were not entitled to take advantage of the small companies exemption from the requirement to prepare a Strategic Report or in preparing the Report of the Trustees.

Responsibilities of trustees

As explained more fully in the Statement of Trustees' Responsibilities, the trustees (who are also the directors of the charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

Our responsibilities for the audit of the financial statements

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

The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

- Enquiry of management and those charged with governance around actual and potential litigation and claims;
- Enquiry of entity staff in compliance functions to identify any instances of non-compliance with laws and regulations;
- Reviewing minutes of meetings of those charged with governance;
- Reviewing financial statement disclosures and testing to supporting documentation to assess compliance with applicable laws and regulations.
- Performing audit work over the risk of management override of controls, including testing of journal entries and other adjustments for appropriateness, evaluating the business rationale of significant transactions outside the normal course of business and reviewing accounting estimates for bias.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

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

Report of the Independent Auditors to the Members of Peacehaven House

Use of our report

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charitable company's members those matters we are required to state to them in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charitable company and the charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Jennifer Tobin FCCA (Senior Statutory Auditor)
for and on behalf of Advance Audit Limited
Statutory Auditor
71/73 Hoghton Street
Southport
Merseyside
PR9 0PR

Date:

Peacehaven House

Statement of Financial Activities (Incorporating an Income and Expenditure Account) for the Year Ended 31 December 2023

	Notes	Unrestricted funds £	Restricted fund £	2023 Total funds £	2022 Total funds £
INCOME AND ENDOWMENTS FROM					
Donations and legacies	2	10,160	-	10,160	49,571
Charitable activities					
Activities undertaken directly	4	1,892,427	-	1,892,427	1,634,837
Investment income	3	<u>4,050</u>	-	<u>4,050</u>	<u>30,925</u>
Total		<u>1,906,637</u>	-	<u>1,906,637</u>	<u>1,715,333</u>
EXPENDITURE ON					
Charitable activities					
Activities undertaken directly	5	<u>1,871,390</u>	-	<u>1,871,390</u>	<u>1,758,373</u>
NET INCOME/(EXPENDITURE) BEFORE GAINS OR LOSSES					
		35,247	-	35,247	(43,040)
Net gains/(losses) on investments		<u>30,609</u>	-	<u>30,609</u>	<u>(56,766)</u>
NET INCOME/(EXPENDITURE)		65,856	-	65,856	(99,806)
RECONCILIATION OF FUNDS					
Total funds brought forward		<u>2,116,411</u>	-	<u>2,116,411</u>	<u>2,216,217</u>
TOTAL FUNDS CARRIED FORWARD		<u><u>2,182,267</u></u>	-	<u><u>2,182,267</u></u>	<u><u>2,116,411</u></u>

The notes form part of these financial statements

Peacehaven House

Balance Sheet 31 December 2023

	Notes	2023 £	2022 £
FIXED ASSETS			
Tangible assets	11	1,453,476	1,453,476
Investments	12	<u>524,170</u>	<u>596,129</u>
		1,977,646	2,049,605
CURRENT ASSETS			
Debtors	13	98,289	89,915
Cash at bank		<u>207,191</u>	<u>123,590</u>
		305,480	213,505
CREDITORS			
Amounts falling due within one year	14	(100,859)	(146,699)
		<u>204,621</u>	<u>66,806</u>
NET CURRENT ASSETS			
		<u>204,621</u>	<u>66,806</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			
		<u>2,182,267</u>	<u>2,116,411</u>
NET ASSETS			
		<u>2,182,267</u>	<u>2,116,411</u>
FUNDS	17		
Unrestricted funds		<u>2,182,267</u>	<u>2,116,411</u>
TOTAL FUNDS		<u>2,182,267</u>	<u>2,116,411</u>

These financial statements have been prepared in accordance with the provisions applicable to charitable companies subject to the small companies regime.

The financial statements were approved by the Board of Trustees and authorised for issue on 19 June 2024 and were signed on its behalf by:

C K Caton - Trustee

A P Shandley - Trustee

The notes form part of these financial statements

Peacehaven House

Cash Flow Statement for the Year Ended 31 December 2023

	Notes	2023 £	2022 £
Cash flows from operating activities			
Cash generated from operations	1	<u>(18,397)</u>	<u>(64,500)</u>
Net cash used in operating activities		<u>(18,397)</u>	<u>(64,500)</u>
Cash flows from investing activities			
Purchase of fixed asset investments		(117,026)	(178,911)
Sale of fixed asset investments		217,026	178,911
Interest received		<u>1,998</u>	<u>377</u>
Net cash provided by investing activities		<u>101,998</u>	<u>377</u>
		<hr/>	<hr/>
Change in cash and cash equivalents in the reporting period		83,601	(64,123)
Cash and cash equivalents at the beginning of the reporting period		<u>123,590</u>	<u>187,713</u>
Cash and cash equivalents at the end of the reporting period		<u><u>207,191</u></u>	<u><u>123,590</u></u>

The notes form part of these financial statements

Peacehaven House

Notes to the Cash Flow Statement for the Year Ended 31 December 2023

1. RECONCILIATION OF NET INCOME/(EXPENDITURE) TO NET CASH FLOW FROM OPERATING ACTIVITIES

	2023 £	2022 £
Net income/(expenditure) for the reporting period (as per the Statement of Financial Activities)	65,856	(99,806)
Adjustments for:		
(Gain)/losses on investments	(30,609)	56,766
Interest received	(1,998)	(377)
Management fees paid out of fund	4,620	5,125
Dividends received	(2,052)	(30,548)
Increase in debtors	(8,374)	(18,755)
(Decrease)/increase in creditors	<u>(45,840)</u>	<u>23,095</u>
Net cash used in operations	<u><u>(18,397)</u></u>	<u><u>(64,500)</u></u>

2. ANALYSIS OF CHANGES IN NET FUNDS

	At 1.1.23 £	Cash flow £	At 31.12.23 £
Net cash			
Cash at bank	<u>123,590</u>	<u>83,601</u>	<u>207,191</u>
	<u>123,590</u>	<u>83,601</u>	<u>207,191</u>
Total	<u><u>123,590</u></u>	<u><u>83,601</u></u>	<u><u>207,191</u></u>

**Notes to the Financial Statements
for the Year Ended 31 December 2023**

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charitable company, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

The charity is a company limited by guarantee. In the event of the charity being wound up, the liability in respect of the guarantee is limited to £10 per member of the charity. The address of the registered office is given in the charity information on page 1 of these financial statements.

The financial statements are presented in sterling which is the functional currency of the charity. The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

Going concern

The trustees consider that there are no material uncertainties about the Charity's ability to continue as a going concern. The financial statements have been prepared on the going concern basis which the trustees consider to be appropriate. Having considered the current and forecast results, the trustees have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future and they continue to adopt the going concern basis in preparing the annual financial statements.

The financial statements do not include any adjustments that would result from the basis of preparation being inappropriate.

Income

Income is recognised when the charity has entitlement to the funds, any performance conditions attached to the item(s) of income have been met, it is probable that the income will be received and the amount can be measured reliably.

Where income has related expenditure (as with fundraising or contract income), the income and related expenditure are reported gross in the Statement of Financial Activities.

Donations, grants and gifts are recognised when receivable. In the event that a donation is subject to fulfilling performance conditions before the charity is entitled to the funds, the income is deferred and not recognised until it is probable that those conditions will be fulfilled in the reporting period.

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

Bank and building society interest is included in the income & expenditure accounts on receipt. Dividends and fixed interest are included in the income & expenditure account when they are declared.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

**Notes to the Financial Statements - continued
for the Year Ended 31 December 2023**

1. ACCOUNTING POLICIES - continued

Tangible fixed assets

Assets are capitalised at their historical cost when purchased. Depreciation is not provided however the need for any impairment of a fixed asset write-down is considered if there is concern over the carrying value of an asset and is assessed by comparing that carrying value against the value in use or realisable value of the asset when appropriate.

The charity has adopted the revaluation model to revalue items of freehold property whose fair value can be measured reliably. The revaluations shall be made with sufficient regularity to ensure that the carrying amount does not differ materially from that which would be determined using fair value at the end of the reporting period.

The fair value of land and buildings is usually determined from market-based evidence by appraisal that is normally undertaken by professionally qualified valuers.

Revaluation gains and losses are recognised in the Statement of Financial Activities and added to reserves in a separate Revaluation reserve.

Investments

Stocks and shares quoted on a recognised stock exchange are included in the balance sheet at market value.

Investments are a form of basic financial instrument and are initially recognised at their transaction value and subsequently measured at their fair value as at the balance sheet date using the closing quoted market price. The statement of financial activities includes the net gains and losses arising on revaluation and disposals throughout the year.

All gains and losses are taken to the Statement of Financial Activities as they arise. Realised gains and losses on investments are calculated as the difference between sales proceeds and their opening carrying value or their purchase value if acquired subsequent to the first day of the financial year.

Unrealised gains and losses are calculated as the difference between the fair value at the year-end and their carrying value. Realised and unrealised investment gains and losses are combined in the Statement of Financial Activities.

The main form of financial risk faced by the charity is that of volatility in equity markets and investment markets due to wider economic conditions, the attitude of investors to investment risk, and changes in sentiment concerning equities and within particular sectors or sub sectors.

Taxation

The charity is exempt from corporation tax on its charitable activities.

Debtors

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

Cash at bank and in hand

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

Creditors

Creditors are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors are normally recognised at their settlement amount after allowing for any trade discounts due.

Peacehaven House

Notes to the Financial Statements - continued for the Year Ended 31 December 2023

1. ACCOUNTING POLICIES - continued

Financial instruments

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

Fund accounting

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

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

Leasing

Rentals applicable to operating leases where substantially all of the benefits and risks of ownership remain with the lessor are charged against profits on a straight line basis over the period of the lease.

Pensions

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

2. DONATIONS AND LEGACIES

	2023	2022
	£	£
Donations	10,160	-
Grants	<u>-</u>	<u>49,571</u>
	<u>10,160</u>	<u>49,571</u>

Grants received, included in the above, are as follows:

	2023	2022
	£	£
Other grants	<u>-</u>	<u>49,571</u>

3. INVESTMENT INCOME

	2023	2022
	£	£
Income UK listed investments	2,052	30,548
Deposit account interest	<u>1,998</u>	<u>377</u>
	<u>4,050</u>	<u>30,925</u>

Peacehaven House

Notes to the Financial Statements - continued for the Year Ended 31 December 2023

4. INCOME FROM CHARITABLE ACTIVITIES

	Activity	2023 £	2022 £
Income from residents	Activities undertaken directly	1,889,465	1,632,459
Sundry income	Activities undertaken directly	<u>2,962</u>	<u>2,378</u>
		<u>1,892,427</u>	<u>1,634,837</u>

5. CHARITABLE ACTIVITIES COSTS

	Direct Costs (see note 6) £	Support costs (see note 7) £	Totals £
Activities undertaken directly	<u>1,848,903</u>	<u>22,487</u>	<u>1,871,390</u>

6. DIRECT COSTS OF CHARITABLE ACTIVITIES

	2023 £	2022 £
Staff costs	1,376,784	1,273,407
Food costs	133,399	120,507
Residents outings & ent	8,476	9,817
Heat, light & water	82,806	80,719
Repairs & maintenance	103,270	126,874
Cleaning, infection control & PPE	29,291	28,239
Household expenses	9,129	6,956
Garden expenses	2,865	1,815
Laundry	4,298	3,742
Sundry and travel expenses	6,481	4,061
Protective clothing	3,426	4,318
Insurance	27,389	19,501
Telephone	4,676	4,495
Office expenses	16,266	14,799
Registration expenses	12,746	9,769
Training expenses	6,165	9,335
Advertising	6,991	4,640
Medical supplies and toiletries	7,831	7,381
Council Tax	2,571	2,879
PSA	<u>4,043</u>	<u>4,739</u>
	<u>1,848,903</u>	<u>1,737,993</u>

Peacehaven House

Notes to the Financial Statements - continued for the Year Ended 31 December 2023

7. SUPPORT COSTS

		Governance costs £ <u>22,487</u>
Activities undertaken directly		

8. NET INCOME/(EXPENDITURE)

Net income/(expenditure) is stated after charging/(crediting):

	2023	2022
	£	£
Auditors' remuneration	<u>5,375</u>	<u>4,620</u>

9. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 December 2023 nor for the year ended 31 December 2022.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 December 2023 nor for the year ended 31 December 2022.

10. STAFF COSTS

	2023	2022
	£	£
Wages and salaries	1,294,726	1,196,437
Social security costs	<u>82,058</u>	<u>76,970</u>
	<u>1,376,784</u>	<u>1,273,407</u>

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

	2023	2022
Average number of staff employed	<u>73</u>	<u>70</u>

The number of employees whose employee benefits (excluding employer pension costs) exceeded £60,000 was:

	2023	2022
£60,001 - £70,000	<u>1</u>	<u>-</u>

Peacehaven House

Notes to the Financial Statements - continued for the Year Ended 31 December 2023

11. TANGIBLE FIXED ASSETS

	Freehold property £	Fixtures and fittings £	Totals £
COST			
At 1 January 2023 and 31 December 2023	<u>1,400,000</u>	<u>318,616</u>	<u>1,718,616</u>
DEPRECIATION			
At 1 January 2023 and 31 December 2023	<u>-</u>	<u>265,140</u>	<u>265,140</u>
NET BOOK VALUE			
At 31 December 2023	<u>1,400,000</u>	<u>53,476</u>	<u>1,453,476</u>
At 31 December 2022	<u>1,400,000</u>	<u>53,476</u>	<u>1,453,476</u>

Freehold land and buildings were subject to independent professional valuation in May 2011. The valuation was undertaken by Eckersley Chartered Surveyors, Commercial Property Consultants and Valuers.

The trustees have considered the valuation of the land and buildings in the current year and no revaluation was considered necessary.

The historical cost of the land and buildings is £517,032.

12. FIXED ASSET INVESTMENTS

	Listed investments £
MARKET VALUE	
At 1 January 2023	596,129
Additions	117,026
Disposal proceeds	(217,026)
Gain / (Loss) on disposal	2,602
Change in market value	28,007
Investment income received	2,052
Fund fees and charges	<u>(4,620)</u>
At 31 December 2023	<u>524,170</u>
NET BOOK VALUE	
At 31 December 2023	<u>524,170</u>
At 31 December 2022	<u>596,129</u>

There were no investment assets outside the UK.

Cost or valuation at 31 December 2023 is represented by:

	Listed investments £
Valuation in 2023	<u>524,170</u>

Peacehaven House

Notes to the Financial Statements - continued for the Year Ended 31 December 2023

13. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2023	2022
	£	£
Trade debtors	81,047	76,260
Other debtors	10,275	7,999
Prepayments	<u>6,967</u>	<u>5,656</u>
	<u>98,289</u>	<u>89,915</u>

14. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2023	2022
	£	£
Trade creditors	12,576	2,410
Social security and other taxes	31,340	44,043
Other creditors	28,701	37,149
Accrued expenses	<u>28,242</u>	<u>63,097</u>
	<u>100,859</u>	<u>146,699</u>

15. LEASING AGREEMENTS

Minimum lease payments under non-cancellable operating leases fall due as follows:

	2023	2022
	£	£
Within one year	7,051	6,118
Between one and five years	<u>15,232</u>	<u>5,440</u>
	<u>22,283</u>	<u>11,558</u>

16. ANALYSIS OF NET ASSETS BETWEEN FUNDS

	Unrestricted funds £	Restricted fund £	2023 Total funds £	2022 Total funds £
Fixed assets	1,453,476	-	1,453,476	1,453,476
Investments	524,170	-	524,170	596,129
Current assets	305,480	-	305,480	213,505
Current liabilities	<u>(100,859)</u>	<u>-</u>	<u>(100,859)</u>	<u>(146,699)</u>
	<u>2,182,267</u>	<u>-</u>	<u>2,182,267</u>	<u>2,116,411</u>

Peacehaven House

Notes to the Financial Statements - continued
for the Year Ended 31 December 2023

17. MOVEMENT IN FUNDS

	At 1.1.23 £	Net movement in funds £	At 31.12.23 £
Unrestricted funds			
General fund	1,233,443	65,856	1,299,299
Revaluation Reserve	<u>882,968</u>	<u>-</u>	<u>882,968</u>
	<u>2,116,411</u>	<u>65,856</u>	<u>2,182,267</u>
TOTAL FUNDS	<u><u>2,116,411</u></u>	<u><u>65,856</u></u>	<u><u>2,182,267</u></u>

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	1,906,637	(1,871,390)	30,609	65,856
	<u>1,906,637</u>	<u>(1,871,390)</u>	<u>30,609</u>	<u>65,856</u>
TOTAL FUNDS	<u><u>1,906,637</u></u>	<u><u>(1,871,390)</u></u>	<u><u>30,609</u></u>	<u><u>65,856</u></u>

Comparatives for movement in funds

	At 1.1.22 £	Net movement in funds £	At 31.12.22 £
Unrestricted funds			
General fund	1,333,249	(99,806)	1,233,443
Revaluation Reserve	<u>882,968</u>	<u>-</u>	<u>882,968</u>
	<u>2,216,217</u>	<u>(99,806)</u>	<u>2,116,411</u>
TOTAL FUNDS	<u><u>2,216,217</u></u>	<u><u>(99,806)</u></u>	<u><u>2,116,411</u></u>

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	1,675,512	(1,718,552)	(56,766)	(99,806)
Restricted funds				
Restricted funds	<u>39,821</u>	<u>(39,821)</u>	<u>-</u>	<u>-</u>
TOTAL FUNDS	<u><u>1,715,333</u></u>	<u><u>(1,758,373)</u></u>	<u><u>(56,766)</u></u>	<u><u>(99,806)</u></u>

Peacehaven House

Notes to the Financial Statements - continued for the Year Ended 31 December 2023

17. MOVEMENT IN FUNDS - continued

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.1.22 £	Net movement in funds £	At 31.12.23 £
Unrestricted funds			
General fund	1,333,249	(33,950)	1,299,299
Revaluation Reserve	<u>882,968</u>	<u>-</u>	<u>882,968</u>
	<u>2,216,217</u>	<u>(33,950)</u>	<u>2,182,267</u>
TOTAL FUNDS	<u>2,216,217</u>	<u>(33,950)</u>	<u>2,182,267</u>

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	3,582,149	(3,589,942)	(26,157)	(33,950)
Restricted funds				
Restricted funds	<u>39,821</u>	<u>(39,821)</u>	<u>-</u>	<u>-</u>
TOTAL FUNDS	<u>3,621,970</u>	<u>(3,629,763)</u>	<u>(26,157)</u>	<u>(33,950)</u>

Unrestricted funds are donations and other incoming resources receivable or generated for the objects of the charity without further specified purpose and are available as unrestricted funds.

Restricted funds are to be used for specific purposes as laid down by the donor. Expenditure which meets these criteria is charged to the fund.

18. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 December 2023.

Peacehaven House

Detailed Statement of Financial Activities for the Year Ended 31 December 2023

	2023 £	2022 £
INCOME AND ENDOWMENTS		
Donations and legacies		
Donations	10,160	-
Grants	-	49,571
	<u>10,160</u>	<u>49,571</u>
Investment income		
Income UK listed investments	2,052	30,548
Deposit account interest	1,998	377
	<u>4,050</u>	<u>30,925</u>
Charitable activities		
Income from residents	1,889,465	1,632,459
Sundry income	2,962	2,378
	<u>1,892,427</u>	<u>1,634,837</u>
Total incoming resources	1,906,637	1,715,333
EXPENDITURE		
Charitable activities		
Wages	1,294,726	1,196,437
Social security	82,058	76,970
Food costs	133,399	120,507
Residents outings & ent	8,476	9,817
Heat, light & water	82,806	80,719
Repairs & maintenance	103,270	126,874
Cleaning, infection control & PPE	29,291	28,239
Household expenses	9,129	6,956
Garden expenses	2,865	1,815
Laundry	4,298	3,742
Sundry and travel expenses	6,481	4,061
Protective clothing	3,426	4,318
Insurance	27,389	19,501
Telephone	4,676	4,495
Office expenses	16,266	14,799
Registration expenses	12,746	9,769
Training expenses	6,165	9,335
Advertising	6,991	4,640
Medical supplies and toiletries	7,831	7,381
Council Tax	2,571	2,879
PSA	4,043	4,739
	<u>1,848,903</u>	<u>1,737,993</u>
Support costs		

This page does not form part of the statutory financial statements

Peacehaven House

Detailed Statement of Financial Activities for the Year Ended 31 December 2023

	2023 £	2022 £
Support costs		
Governance costs		
Auditors' remuneration	5,375	4,620
Legal and professional fees	12,492	10,635
Investment fund management fee	<u>4,620</u>	<u>5,125</u>
	<u>22,487</u>	<u>20,380</u>
Total resources expended	<u>1,871,390</u>	<u>1,758,373</u>
Net income/(expenditure) before gains and losses	35,247	(43,040)
Realised recognised gains and losses		
Realised gains/(losses) on fixed asset investments	<u>2,602</u>	<u>36,661</u>
Net income/(expenditure)	<u><u>37,849</u></u>	<u><u>(6,379)</u></u>

This page does not form part of the statutory financial statements

PEACEHAVEN HOUSE

England & Wales - Charity number 1068393

Accounts

REGISTERED COMPANY NUMBER: 03345230 (England and Wales)
REGISTERED CHARITY NUMBER: 1068393

**Report of the Trustees and
Audited Financial Statements for the Year Ended 31 December 2021
for
Peacehaven House
(A Company Limited by Guarantee)**

Advance Audit Limited
Statutory Auditor
71/73 Houghton Street
Southport
Merseyside
PR9 0PR

Peacehaven House

Contents of the Financial Statements for the Year Ended 31 December 2021

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Peacehaven House

Reference and Administrative Details for the Year Ended 31 December 2021

TRUSTEES	D Edmondson H Sidebotham R I Foulkes A P Shandley (Chairman) D A T Wood C K Caton (Treasurer) L O'Malley J Sutton C A Rodwell
REGISTERED OFFICE	101 Roe Lane Southport Merseyside PR9 7PD
REGISTERED COMPANY NUMBER	03345230 (England and Wales)
REGISTERED CHARITY NUMBER	1068393
AUDITORS	Advance Audit Limited Statutory Auditor 71/73 Hoghton Street Southport Merseyside PR9 0PR

Peacehaven House

Report of the Trustees for the Year Ended 31 December 2021

The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 31 December 2021. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES

Objectives and activities

The objectives of the Charitable Company are to relieve elderly or indigent persons in the Southport area regardless of sex or religious belief through the purchase of lease, furnishing, equipping and maintenance, of a home or homes and to carry out such charitable activities as the Trustees may determine. It is the Charity's practice to open the facilities of the home to a growing number of charitable organisations in the area.

Public benefit

In setting the objectives and planning activities, the Trustees have given careful consideration to the Charity Commission's general guidance on public benefit. The trustees have examined the major strategic and operational risks which the charity faces and confirm that systems have been established to mitigate risks.

ACHIEVEMENT AND PERFORMANCE

Charitable activities

In many respects 2021 was a more difficult year than 2020! Whilst 2020 was more restrictive, the lapse of restrictions and then the subsequent tightening again made life more difficult from some perspectives in the care sector. Thankfully we did not have a single known case of Covid amongst residents in 2021, primarily as a result of the excellent work of Lynne and all the staff at Peacehaven.

Also, we succeeded in double vaccinating all but two of the residents and staff by March 2021! With the majority triple vaccinated by October 2021. Truly remarkable.

The strength of any organisation is it's people, and Peacehaven is a remarkable charity, not only for the service it provides but also for the atmosphere that the staff create within the home, and the incredible loyalty that is so unusual in this sector. In 2021 we had a further 6 members of staff who were awarded with their 10 year plus service awards (with a total average of 16 years' service between them !) In the same year we also had 3 members of staff retire with 54 years of service between them. Truly remarkable, and a testament to the commitment and loyalty of all the staff at Peacehaven.

A milestone of 2021 was the introduction of our electronic care planning system, a quantum leap forward from a recording and monitoring perspective, and a valuable asset to the home.

Equally important was the fact that the Trustees reinvested an enormous amount of capital into the refurbishment of the kitchen during 2021, which is a big improvement for the home and the resident's facilities.

Once again, perhaps more than ever, I have to pay tribute to Lynne and all her team who have done such an amazing job of navigating this amazing charity through very dark times, and successfully looking after the vulnerable people that we care for.

And finally, a big thank you to all the Trustees who so generously give their time for nothing, and who have been so innovative in maintaining the Trustee guidance and governance meetings throughout the restrictions (meeting online, and even meeting sat at distanced trestle tables in a car park on one occasion!) to ensure that the charity continued to have our hands on support and was able to continue its valuable work.

If the test of any organisation is how it faces adversity.....Then we (the Trustees) truly couldn't ask for more!

Peacehaven House

Report of the Trustees for the Year Ended 31 December 2021

FINANCIAL REVIEW

Financial position

2021 again proved to be another tough year for the social care sector with Covid-19 being challenging from both a resident care and a financial perspective.

With the help of central and locally funded grants Peacehaven delivered a surplus of £40,113.

During 2021 Covid-19 continued to increase expenditure in many areas. Staff related costs increased by over £75,000 on 2020 and will remain a major pressure point for the foreseeable future. Heat light and power costs increased by over 25% year on year and are due to move further in the coming year. Other areas of cost increases where experienced in insurance, protective clothing, and registration fees. However, with the help of grants cost increase were substantially mitigated. But going forward into 2022 these grants no longer exist, and the Trustees are monitoring the situation closely.

Investment in the infra structure of the house continued in 2021, with the kitchen undergoing a major refit and redecoration, with areas of the house being redecorated as and when required. New handrails were fitted throughout the house in addition to upgrading access door controls (keypads on fire doors) mainly to assist with infection control, and the purchasing of a number of electronic hospital profile beds.

To ensure our staff were fully supported financially, as per 2020 the Trustees agreed that all staff would be on full pay if required to self-isolate or had any symptoms which may have been a threat to our residents.

The Trustees are pleased with the outcome for 2021, and the charity remains in a very healthy financial position with a strong balance sheet and an excellent Manager and her team delivering a first-class care home for both its residents and staff.

FUTURE PLANS

The Trustees have reviewed their business plan for the charity and will continue with expenditure on the fabric of the home and in ensuring its staff are fully trained to deliver a care home.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document, a deed of trust, and constitutes a limited company, limited by guarantee, as defined by the Companies Act 2006.

Policies

Policies and organisational structure of the charity are determined by the trustees who delegate powers of day-to-day operations to Lynne Nuttall, the Registered Manager. To assist in achieving the objectives of Peacehaven House, qualified personnel are employed, including managers, care workers and administrative staff. The charity relies on the voluntary help of the Trustees for the control and reporting requirements of the charity. Sufficient policies and set procedures and implemented to ensure effective control of the charity. During the year we have used the services of QCS to provide ongoing updates in all areas of legislation relative to our policies and procedures.

Recruitment and appointment of new trustees

Trustees are each allocated to a sub committee, where they have a role in overseeing the management and activities of the home. Any Trustee vacancy is filled by searching for a person best equipped to fill that vacancy in terms of the skills required to complement the Trustee team. Confirmation of appointment, after induction training, is by approval of existing Trustees.

Risk management

The trustees have a duty to identify and review the risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error.

Trustees have been reminded during the year of their responsibilities to review the risk elements of the business and to act to minimise those risks. A paper listing perceived risks and estimated levels of frequency and impact together with adopted methods of managing those risks was issued to the trustees as a catalyst to our ongoing review.

Peacehaven House

Report of the Trustees for the Year Ended 31 December 2021

STATEMENT OF TRUSTEES' RESPONSIBILITIES

The trustees (who are also the directors of Peacehaven House for the purposes of company law) are responsible for preparing the Report of the Trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) including Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland"

Company law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing those financial statements, the trustees are required to

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity SORP;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in business.

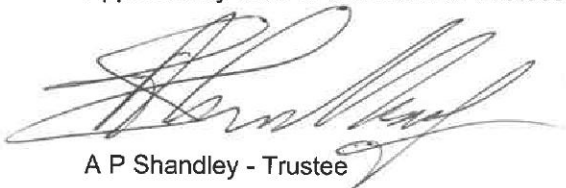
The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charitable company and to enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding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

In so far as the trustees are aware:

- there is no relevant audit information of which the charitable company's auditors are unaware; and
- the trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditors are aware of that information.

This report has been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

Approved by order of the board of trustees on 21 June 2022 and signed on its behalf by:



A P Shandley - Trustee

Report of the Independent Auditors to the Members of Peacehaven House

Opinion

We have audited the financial statements of Peacehaven House (the 'charitable company') for the year ended 31 December 2021 which comprise the Statement of Financial Activities, the Balance Sheet, the Cash Flow Statement and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 December 2021 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

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

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charitable company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Other information

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

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

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

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Report of the Trustees for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Report of the Trustees has been prepared in accordance with applicable legal requirements.

Report of the Independent Auditors to the Members of Peacehaven House

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the Report of the Trustees.

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the trustees were not entitled to take advantage of the small companies exemption from the requirement to prepare a Strategic Report or in preparing the Report of the Trustees.

Responsibilities of trustees

As explained more fully in the Statement of Trustees' Responsibilities, the trustees (who are also the directors of the charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

Our responsibilities for the audit of the financial statements

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

The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

- Enquiry of management and those charged with governance around actual and potential litigation and claims;
- Enquiry of entity staff in compliance functions to identify any instances of non-compliance with laws and regulations;
- Reviewing minutes of meetings of those charged with governance;
- Reviewing financial statement disclosures and testing to supporting documentation to assess compliance with applicable laws and regulations.
- Performing audit work over the risk of management override of controls, including testing of journal entries and other adjustments for appropriateness, evaluating the business rationale of significant transactions outside the normal course of business and reviewing accounting estimates for bias.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

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

Report of the Independent Auditors to the Members of Peacehaven House

Use of our report

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charitable company's members those matters we are required to state to them in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charitable company and the charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Advance Audit Ltd

Jennifer Tobin FCCA (Senior Statutory Auditor)
for and on behalf of Advance Audit Limited
Statutory Auditor
71/73 Hoghton Street
Southport
Merseyside
PR9 0PR

Date: 21.06.2022

Peacehaven House

Statement of Financial Activities (Incorporating an Income and Expenditure Account) for the Year Ended 31 December 2021

	Notes	Unrestricted funds £	Restricted fund £	2021 Total funds £	2020 Total funds £
INCOME AND ENDOWMENTS FROM					
Donations and legacies	2	7,044	157,019	164,063	154,900
Charitable activities					
Activities undertaken directly	4	1,612,156	-	1,612,156	1,532,557
Investment income	3	<u>13,304</u>	<u>-</u>	<u>13,304</u>	<u>13,645</u>
Total		1,632,504	157,019	1,789,523	1,701,102
EXPENDITURE ON					
Charitable activities					
Activities undertaken directly	5	<u>1,599,384</u>	<u>157,019</u>	<u>1,756,403</u>	<u>1,703,282</u>
NET INCOME / (EXPENDITURE) BEFORE GAINS OR LOSSES IN INVESTMENTS					
		33,120	-	33,120	(2,180)
Net gains on investments		<u>63,669</u>	<u>-</u>	<u>63,669</u>	<u>5,025</u>
NET INCOME		96,789	-	96,789	2,845
RECONCILIATION OF FUNDS					
Total funds brought forward		2,119,428	-	2,119,428	2,116,583
TOTAL FUNDS CARRIED FORWARD		<u>2,216,217</u>	<u>-</u>	<u>2,216,217</u>	<u>2,119,428</u>

The notes form part of these financial statements

Peacehaven House

Balance Sheet 31 December 2021

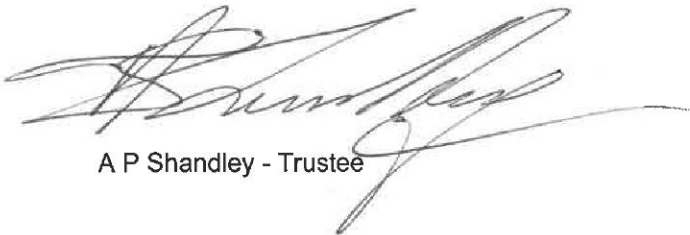
	Notes	2021 £	2020 £
FIXED ASSETS			
Tangible assets	11	1,453,476	1,453,476
Investments	12	<u>627,472</u>	<u>555,407</u>
		2,080,948	2,008,883
CURRENT ASSETS			
Debtors	13	71,160	49,597
Cash at bank		<u>187,713</u>	<u>186,176</u>
		258,873	235,773
CREDITORS			
Amounts falling due within one year	14	<u>(123,604)</u>	<u>(125,228)</u>
NET CURRENT ASSETS		<u>135,269</u>	<u>110,545</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>2,216,217</u>	<u>2,119,428</u>
NET ASSETS		<u>2,216,217</u>	<u>2,119,428</u>
FUNDS	17		
Unrestricted funds		<u>2,216,217</u>	<u>2,119,428</u>
TOTAL FUNDS		<u>2,216,217</u>	<u>2,119,428</u>

These financial statements have been prepared in accordance with the provisions applicable to charitable companies subject to the small companies regime.

The financial statements were approved by the Board of Trustees and authorised for issue on 21 June 2022 and were signed on its behalf by:



C K Caton - Trustee



A P Shandley - Trustee

The notes form part of these financial statements

Peacehaven House

Cash Flow Statement for the Year Ended 31 December 2021

	Notes	2021 £	2020 £
Cash flows from operating activities			
Cash generated from operations	1	<u>1,512</u>	<u>29,835</u>
Net cash provided by operating activities		<u>1,512</u>	<u>29,835</u>
Cash flows from investing activities			
Purchase of fixed asset investments		(63,199)	(113,213)
Sale of fixed asset investments		63,199	113,213
Interest received		<u>25</u>	<u>150</u>
Net cash provided by investing activities		<u>25</u>	<u>150</u>
Change in cash and cash equivalents in the reporting period		<u>1,537</u>	<u>29,985</u>
Cash and cash equivalents at the beginning of the reporting period		<u>186,176</u>	<u>156,191</u>
Cash and cash equivalents at the end of the reporting period		<u>187,713</u>	<u>186,176</u>

The notes form part of these financial statements

Peacehaven House

Notes to the Cash Flow Statement for the Year Ended 31 December 2021

1. RECONCILIATION OF NET INCOME TO NET CASH FLOW FROM OPERATING ACTIVITIES

	2021 £	2020 £
Net income for the reporting period (as per the Statement of Financial Activities)	96,789	2,845
Adjustments for:		
Gain on investments	(63,669)	(5,025)
Loss on disposal of fixed assets	-	249
Interest received	(25)	(150)
Management fees paid out of fund	4,883	5,201
Dividends received	(13,279)	(13,495)
Increase in debtors	(21,563)	(12,644)
(Decrease)/increase in creditors	<u>(1,624)</u>	<u>52,854</u>
Net cash provided by operations	<u>1,512</u>	<u>29,835</u>

2. ANALYSIS OF CHANGES IN NET FUNDS

	At 1.1.21 £	Cash flow £	At 31.12.21 £
Net cash			
Cash at bank	<u>186,176</u>	<u>1,537</u>	<u>187,713</u>
	<u>186,176</u>	<u>1,537</u>	<u>187,713</u>
Total	<u>186,176</u>	<u>1,537</u>	<u>187,713</u>

**Notes to the Financial Statements
for the Year Ended 31 December 2021**

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charitable company, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

The charity is a company limited by guarantee. In the event of the charity being wound up, the liability in respect of the guarantee is limited to £10 per member of the charity. The address of the registered office is given in the charity information on page 1 of these financial statements.

The financial statements are presented in sterling which is the functional currency of the charity.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

The charity adopted SORP (FRS 102) in the current year and no transitional adjustments were required.

Going concern

The trustees consider that there are no material uncertainties about the Charity's ability to continue as a going concern. The financial statements have been prepared on the going concern basis which the trustees consider to be appropriate. Having considered the current and forecast results, the trustees have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future and they continue to adopt the going concern basis in preparing the annual financial statements.

The financial statements do not include any adjustments that would result from the basis of preparation being inappropriate.

Income

Income is recognised when the charity has entitlement to the funds, any performance conditions attached to the item(s) of income have been met, it is probable that the income will be received and the amount can be measured reliably.

Where income has related expenditure (as with fundraising or contract income), the income and related expenditure are reported gross in the Statement of Financial Activities.

Donations, grants and gifts are recognised when receivable. In the event that a donation is subject to fulfilling performance conditions before the charity is entitled to the funds, the income is deferred and not recognised until it is probable that those conditions will be fulfilled in the reporting period.

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

Bank and building society interest is included in the income & expenditure accounts on receipt. Dividends and fixed interest are included in the income & expenditure account when they are declared.

**Notes to the Financial Statements - continued
for the Year Ended 31 December 2021**

1. ACCOUNTING POLICIES - continued

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Tangible fixed assets

Assets are capitalised at their historical cost when purchased. Depreciation is not provided however the need for any impairment of a fixed asset write-down is considered if there is concern over the carrying value of an asset and is assessed by comparing that carrying value against the value in use or realisable value of the asset when appropriate.

The charity has adopted the revaluation model to revalue items of freehold property whose fair value can be measured reliably. The revaluations shall be made with sufficient regularity to ensure that the carrying amount does not differ materially from that which would be determined using fair value at the end of the reporting period.

The fair value of land and buildings is usually determined from market-based evidence by appraisal that is normally undertaken by professionally qualified valuers.

Revaluation gains and losses are recognised in the Statement of Financial Activities and added to reserves in a separate Revaluation reserve.

Investments

Stocks and shares quoted on a recognised stock exchange are included in the balance sheet at market value.

Investments are a form of basic financial instrument and are initially recognised at their transaction value and subsequently measured at their fair value as at the balance sheet date using the closing quoted market price. The statement of financial activities includes the net gains and losses arising on revaluation and disposals throughout the year.

All gains and losses are taken to the Statement of Financial Activities as they arise. Realised gains and losses on investments are calculated as the difference between sales proceeds and their opening carrying value or their purchase value if acquired subsequent to the first day of the financial year.

Unrealised gains and losses are calculated as the difference between the fair value at the year-end and their carrying value. Realised and unrealised investment gains and losses are combined in the Statement of Financial Activities.

The main form of financial risk faced by the charity is that of volatility in equity markets and investment markets due to wider economic conditions, the attitude of investors to investment risk, and changes in sentiment concerning equities and within particular sectors or sub sectors.

Taxation

The charity is exempt from corporation tax on its charitable activities.

Debtors

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

Cash at bank and in hand

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

Peacehaven House

Notes to the Financial Statements - continued for the Year Ended 31 December 2021

1. ACCOUNTING POLICIES - continued

Taxation

Creditors

Creditors are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors are normally recognised at their settlement amount after allowing for any trade discounts due.

Financial instruments

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

Fund accounting

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

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

Leasing

Rentals applicable to operating leases where substantially all of the benefits and risks of ownership remain with the lessor are charged against profits on a straight line basis over the period of the lease.

Pensions

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

2. DONATIONS AND LEGACIES

	2021	2020
	£	£
Donations	1,021	73
Grants	<u>163,042</u>	<u>154,827</u>
	<u>164,063</u>	<u>154,900</u>

Grants received, included in the above, are as follows:

	2021	2020
	£	£
Other grants	<u>163,042</u>	<u>154,827</u>

Peacehaven House

Notes to the Financial Statements - continued for the Year Ended 31 December 2021

3. INVESTMENT INCOME

	2021	2020
	£	£
Income UK listed investments	13,279	13,495
Deposit account interest	25	150
	<u>13,304</u>	<u>13,645</u>

4. INCOME FROM CHARITABLE ACTIVITIES

	Activity	2021	2020
		£	£
Income from residents	Activities undertaken directly	1,608,598	1,532,153
Sundry income	Activities undertaken directly	3,558	404
		<u>1,612,156</u>	<u>1,532,557</u>

5. CHARITABLE ACTIVITIES COSTS

	Direct Costs (see note 6)	Support costs (see note 7)	Totals
	£	£	£
Activities undertaken directly	<u>1,738,313</u>	<u>18,090</u>	<u>1,756,403</u>

6. DIRECT COSTS OF CHARITABLE ACTIVITIES

	2021	2020
	£	£
Staff costs	1,238,365	1,162,635
Food costs	107,068	106,301
Residents outings & ent	7,522	3,364
Heat, light & water	93,408	74,551
Repairs & maintenance	151,971	154,031
Cleaning, infection control & PPE	22,053	59,046
Household expenses	15,550	18,923
Garden expenses	1,078	15,948
Laundry	4,048	4,038
Sundry and travel expenses	3,800	4,229
Protective clothing	12,508	4,182
Insurance	23,610	19,689
Telephone	4,344	4,314
Office expenses	13,536	18,435
Registration expenses	14,609	10,854
Training expenses	7,326	7,897
Advertising	3,269	2,254
Medical supplies and toiletries	5,903	5,715
Council Tax	2,284	2,348
PSA	6,061	5,531
	<u>1,738,313</u>	<u>1,684,285</u>

Peacehaven House

Notes to the Financial Statements - continued for the Year Ended 31 December 2021

7. SUPPORT COSTS

Activities undertaken directly	Governance costs £ <u>18,090</u>
--------------------------------	---

8. NET INCOME/(EXPENDITURE)

Net income/(expenditure) is stated after charging/(crediting):

	2021	2020
Auditors' remuneration	£ 4,580	£ 4,944
Deficit on disposal of fixed assets	<u>-</u>	<u>249</u>

9. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 December 2021 nor for the year ended 31 December 2020.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 December 2021 nor for the year ended 31 December 2020.

10. STAFF COSTS

	2021	2020
Wages and salaries	£ 1,165,160	£ 1,092,597
Social security costs	<u>73,205</u>	<u>70,038</u>
	<u>1,238,365</u>	<u>1,162,635</u>

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

	2021	2020
Average number of staff employed	<u>70</u>	<u>67</u>

No employees received total employee benefits of more than £60,000.

Peacehaven House

Notes to the Financial Statements - continued for the Year Ended 31 December 2021

11. TANGIBLE FIXED ASSETS

	Freehold property £	Fixtures and fittings £	Totals £
COST			
At 1 January 2021 and 31 December 2021	<u>1,400,000</u>	<u>318,616</u>	<u>1,718,616</u>
DEPRECIATION			
At 1 January 2021 and 31 December 2021	<u>-</u>	<u>265,140</u>	<u>265,140</u>
NET BOOK VALUE			
At 31 December 2021	<u>1,400,000</u>	<u>53,476</u>	<u>1,453,476</u>
At 31 December 2020	<u>1,400,000</u>	<u>53,476</u>	<u>1,453,476</u>

Freehold land and buildings were subject to independent professional valuation in May 2011. The valuation was undertaken by Eckersley Chartered Surveyors, Commercial Property Consultants and Valuers.

The trustees have considered the valuation of the land and buildings in the current year and no revaluation was considered necessary.

The historical cost of the land and buildings is £517,032.

12. FIXED ASSET INVESTMENTS

	Listed investments £
MARKET VALUE	
At 1 January 2021	555,407
Additions	63,199
Disposal proceeds	(63,199)
Gain / (Loss) on disposal	6,993
Change in market value	56,676
Investment income received	13,279
Fund fees and charges	<u>(4,883)</u>
At 31 December 2021	<u>627,472</u>
NET BOOK VALUE	
At 31 December 2021	<u>627,472</u>
At 31 December 2020	<u>555,407</u>

There were no investment assets outside the UK.

Cost or valuation at 31 December 2021 is represented by:

	Listed investments £
Valuation in 2021	<u>627,472</u>

Peacehaven House

**Notes to the Financial Statements - continued
for the Year Ended 31 December 2021**

13. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2021	2020
	£	£
Trade debtors	64,958	32,001
Other debtors	4,068	7,039
Prepayments	<u>2,134</u>	<u>10,557</u>
	<u>71,160</u>	<u>49,597</u>

14. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2021	2020
	£	£
Trade creditors	7,329	(292)
Social security and other taxes	29,459	34,922
Other creditors	50,321	27,328
Accrued expenses	<u>36,495</u>	<u>63,270</u>
	<u>123,604</u>	<u>125,228</u>

15. LEASING AGREEMENTS

Minimum lease payments under non-cancellable operating leases fall due as follows:

	2021	2020
	£	£
Within one year	5,996	6,188
Between one and five years	<u>11,344</u>	<u>17,868</u>
	<u>17,340</u>	<u>24,056</u>

16. ANALYSIS OF NET ASSETS BETWEEN FUNDS

	Unrestricted funds £	Restricted fund £	2021 Total funds £	2020 Total funds £
Fixed assets	1,453,476	-	1,453,476	1,453,476
Investments	627,472	-	627,472	555,407
Current assets	258,873	-	258,873	235,773
Current liabilities	<u>(123,604)</u>	-	<u>(123,604)</u>	<u>(125,228)</u>
	<u>2,216,217</u>	<u>-</u>	<u>2,216,217</u>	<u>2,119,428</u>

Peacehaven House

Notes to the Financial Statements - continued
for the Year Ended 31 December 2021

17. MOVEMENT IN FUNDS

	At 1.1.21 £	Net movement in funds £	At 31.12.21 £
Unrestricted funds			
General fund	1,236,460	96,789	1,333,249
Revaluation Reserve	<u>882,968</u>	<u>-</u>	<u>882,968</u>
	<u>2,119,428</u>	<u>96,789</u>	<u>2,216,217</u>
TOTAL FUNDS	<u>2,119,428</u>	<u>96,789</u>	<u>2,216,217</u>

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	1,632,504	(1,599,384)	63,669	96,789
Restricted funds				
Restricted fund	<u>157,019</u>	<u>(157,019)</u>	<u>-</u>	<u>-</u>
TOTAL FUNDS	<u>1,789,523</u>	<u>(1,756,403)</u>	<u>63,669</u>	<u>96,789</u>

Comparatives for movement in funds

	At 1.1.20 £	Net movement in funds £	At 31.12.20 £
Unrestricted funds			
General fund	1,233,615	2,845	1,236,460
Revaluation Reserve	<u>882,968</u>	<u>-</u>	<u>882,968</u>
	<u>2,116,583</u>	<u>2,845</u>	<u>2,119,428</u>
TOTAL FUNDS	<u>2,116,583</u>	<u>2,845</u>	<u>2,119,428</u>

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	1,586,722	(1,588,902)	5,025	2,845
Restricted funds				
Restricted funds	<u>114,380</u>	<u>(114,380)</u>	<u>-</u>	<u>-</u>
TOTAL FUNDS	<u>1,701,102</u>	<u>(1,703,282)</u>	<u>5,025</u>	<u>2,845</u>

Peacehaven House

Notes to the Financial Statements - continued for the Year Ended 31 December 2021

17. MOVEMENT IN FUNDS - continued

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.1.20 £	Net movement in funds £	At 31.12.21 £
Unrestricted funds			
General fund	1,233,615	99,634	1,333,249
Revaluation Reserve	<u>882,968</u>	<u>-</u>	<u>882,968</u>
	<u>2,116,583</u>	<u>99,634</u>	<u>2,216,217</u>
TOTAL FUNDS	<u>2,116,583</u>	<u>99,634</u>	<u>2,216,217</u>

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	3,219,226	(3,188,286)	68,694	99,634
Restricted funds				
Restricted funds	<u>271,399</u>	<u>(271,399)</u>	<u>-</u>	<u>-</u>
TOTAL FUNDS	<u>3,490,625</u>	<u>(3,459,685)</u>	<u>68,694</u>	<u>99,634</u>

Unrestricted funds are donations and other incoming resources receivable or generated for the objects of the charity without further specified purpose and are available as unrestricted funds.

Restricted funds are to be used for specific purposes as laid down by the donor. Expenditure which meets these criteria is charged to the fund.

18. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 December 2021.

PEACEHAVEN HOUSE

England & Wales - Charity number 1068393

Accounts

REGISTERED COMPANY NUMBER: 03345230 (England and Wales)
REGISTERED CHARITY NUMBER: 1068393

**Report of the Trustees and
Audited Financial Statements for the Year Ended 31 December 2020
for
Peacehaven House
(A Company Limited by Guarantee)**

Advance Audit Limited
Statutory Auditor
71/73 Houghton Street
Southport
Merseyside
PR9 0PR

Peacehaven House

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Peacehaven House

Reference and Administrative Details for the Year Ended 31 December 2020

TRUSTEES

M Cotton (resigned 31.12.20)
D Edmondson
H Sidebotham
R I Foulkes
J D Wall (resigned 31.12.20)
B Cox (resigned 31.12.20)
A P Shandley (Chairman)
D A T Wood
C K Caton (Treasurer)
L O'Malley
J Sutton
C A Rodwell (appointed 18.11.20)

REGISTERED OFFICE

101 Roe Lane
Southport
Merseyside
PR9 7PD

REGISTERED COMPANY NUMBER 03345230 (England and Wales)

REGISTERED CHARITY NUMBER 1068393

AUDITORS

Advance Audit Limited
Statutory Auditor
71/73 Houghton Street
Southport
Merseyside
PR9 0PR

Peacehaven House

Report of the Trustees for the Year Ended 31 December 2020

The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 31 December 2020. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES

Objectives and activities

The objectives of the Charitable Company are to relieve elderly or indigent persons in the Southport area regardless of sex or religious belief through the purchase of lease, furnishing, equipping and maintenance, of a home or homes and to carry out such charitable activities as the Trustees may determine. It is the Charity's practice to open the facilities of the home to a growing number of charitable organisations in the area.

Public benefit

In setting the objectives and planning activities, the Trustees have given careful consideration to the Charity Commission's general guidance on public benefit. The trustees have examined the major strategic and operational risks which the charity faces and confirm that systems have been established to mitigate risks.

ACHIEVEMENT AND PERFORMANCE

Charitable activities

As reported last year, 2019 was a wonderful year for Peacehaven, the charity celebrated its 70th birthday and the future looked very positive indeed. Nobody could have predicted or foreseen the challenges that lay ahead of us in 2020 and beyond.

I think it is fair to say that, with hindsight, although we undoubtedly faced the biggest challenge in our 70 year history, it would be true to say that 2020 probably also saw our greatest achievement in our 70 year history, in the sense that the management and staff managed to cope with everything that happened during the first pandemic we have ever known in our living memory, and, most remarkably, all our residents were kept safe and well thanks to the remarkable work of all the staff at Peacehaven.

There is nothing that I could say in this report that would truly do justice to the hard work of the management and staff at Peacehaven, the dedication and commitment to keeping our residents safe and secure has been truly remarkable.

I want to recognise the incredible dedication of Lynne and all her staff, in the face of a very highly stressful environment. Many members of staff left their homes and went into work, day after day, despite being rightly and genuinely concerned for their own personal safety and well-being from this omnipresent virus.

On behalf of all of the trustees our deepest heartfelt thanks goes to every member of the Peacehaven team.

Care homes have been hit very badly by this pandemic, and I know that it has been very difficult for residents and families to be kept apart for much of the time, but we would like to thank all the relatives of our residents for their understanding, patience, and assistance during the lockdown's and beyond. We realise it has been far from easy.

Financially this year has been an enormous challenge, the costs of coping with the pandemic have been high, and whilst we have received a significant amount of grant funding from the local authority, for which we are grateful, the accounts reflect the enormous costs of dealing with Covid, and the significant expenses we have unexpectedly incurred during the year.

Budgeted staffing costs rose very unexpected due to the pandemic, as many of our own staff had to shield and some tested positive or were unwell due to the virus.

We are all grateful to Charles Caton for the way he has adapted and changed our budgets and business plans in response to unexpected and frequent changes in planned expenditure.

Peacehaven House

Report of the Trustees for the Year Ended 31 December 2020

Throughout the pandemic we have tried to adapt to a rapidly changing situation, and in many cases we have been innovative in the ways in which we have tried to allow families to see their relatives in safe environments. The visiting pod, and latterly the provision of garden visits were a big success, despite the ongoing restrictions.

As the pandemic developed, some of our long serving trustees brought forward their resignations, which had always been expected, due to increasing age, but, nevertheless, we were very sorry to accept the resignations of three of our more senior trustees, to whom we will be forever grateful for their services to the charity.

Margaret Cotton stepped down from the board after 17 years of service

Barbara Cox stepped down from the board after 11 years of service

David Wall stepped down from the board after 13 years of service

All three of them will be missed greatly, especially by the residents, as all of them were frequent visitors to the home in normal times, as members of various sub-committees, David, Barbara and Margaret could often be found in the lounge area chatting at great length to the residents. We thank them all for their services to the charity over so many years.

There were also some notable improvements to our facilities during the year, many of which were commissioned and installed at lightning speed. These include, the creation of the visiting pod, the installation of door access controls (meaning that any infection could be controlled and segregated) the installation of 20 mechanical hospital beds, the procurement of extra thermometers, commodes, carpet cleaners, cleaning trolleys, total replacement of all staff uniforms. Significant investment was made into laptops, to allow staff that could do so, to work from home.

From the point of view of residents facilities the conservatory was totally refurbished with a new roof, flooring and furniture. Garden pathways were widened to enable social distancing in the garden. And we purchased an extensive range of garden furniture to expand our garden visiting facilities. Finally, we purchased further iPads and mobile handsets to allow more residents to have virtual meetings with their relatives at any one time.

As I've already said, there was some gratefully received grant funding provided, but it was not enough to cover the expenditure incurred during the period under review. As a non-profit making organisation, we have been prudent over the last 70 years, in making sure that we have some reserves that we can use to fund this sort of unexpected expenditure. The accounts reflect a loss over the 12 month period as a result, the trustees are comfortable with this situation.

In summary, I don't think we could have asked any more of the management, staff, residents, families, or indeed the trustees, during what has been the most unexpected and unprecedented situation. All of the trustees are extremely proud of the team at Peacehaven, they are indeed a remarkable group of people, who are fully committed to their vocation.

FINANCIAL REVIEW

Financial position

2020 proved to be a tough year for the social care sector with Covid-19 being challenging from both a resident care and a financial perspective. With the help of central and locally funded grants Peacehaven delivered a loss of £2,180 pre investment gains or losses.

During 2020 Covid-19 increased expenditure in many areas. As visitors will have experienced, major investment in providing safe visiting facilities that met Government guidelines was undertaken – for example, converting a room into the visiting pod, upgrading the garden and its furniture to provide outside space for safe visiting, improvements to the conservatory, and upgrade to I.T. infrastructure. In addition, normal running costs were driven substantially by Covid-19, with spending on PPE and cleaning up by over £50,000 compared to the previous year.

To ensure our staff were fully supported financially, the Trustees agreed that all staff would be on full pay if required to self-isolate or had any symptoms which may have been a threat to our residents.

Despite this small loss, The Trustees are pleased with the outcome, and the charity remains in a very healthy financial position with a strong balance sheet and an excellent Manager and her team delivering a first-class care home for both its residents and staff.

Peacehaven House

Report of the Trustees for the Year Ended 31 December 2020

FUTURE PLANS

The Trustees have reviewed their business plan for the charity and will continue with expenditure on the fabric of the home and in ensuring its staff are fully trained to deliver a care home.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document, a deed of trust, and constitutes a limited company, limited by guarantee, as defined by the Companies Act 2006.

Policies

Policies and organisational structure of the charity are determined by the trustees who delegate powers of day-to-day operations to Lynne Nuttall, the Registered Manager. To assist in achieving the objectives of Peacehaven House, qualified personnel are employed, including managers, care workers and administrative staff. The charity relies on the voluntary help of the Trustees for the control and reporting requirements of the charity. Sufficient policies and set procedures are implemented to ensure effective control of the charity. During the year we have used the services of QCS to provide ongoing updates in all areas of legislation relative to our policies and procedures.

Recruitment and appointment of new trustees

Trustees are each allocated to a sub committee, where they have a role in overseeing the management and activities of the home. Any Trustee vacancy is filled by searching for a person best equipped to fill that vacancy in terms of the skills required to complement the Trustee team. Confirmation of appointment, after induction training, is by approval of existing Trustees.

Risk management

The trustees have a duty to identify and review the risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error.

Trustees have been reminded during the year of their responsibilities to review the risk elements of the business and to act to minimise those risks. A paper listing perceived risks and estimated levels of frequency and impact together with adopted methods of managing those risks was issued to the trustees as a catalyst to our ongoing review.

STATEMENT OF TRUSTEES' RESPONSIBILITIES

The trustees (who are also the directors of Peacehaven House for the purposes of company law) are responsible for preparing the Report of the Trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) including Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland"

Company law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing those financial statements, the trustees are required to

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity SORP;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in business.

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charitable company and to enable them to ensure that the financial statements comply with the Companies Act 2006. They 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.

Peacehaven House

Report of the Trustees for the Year Ended 31 December 2020

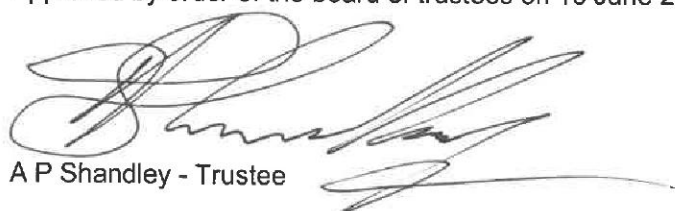
STATEMENT OF TRUSTEES' RESPONSIBILITIES - continued

In so far as the trustees are aware:

- there is no relevant audit information of which the charitable company's auditors are unaware; and
- the trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditors are aware of that information.

This report has been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

Approved by order of the board of trustees on 16 June 2021 and signed on its behalf by:



A P Shandley - Trustee

Report of the Independent Auditors to the Members of Peacehaven House

Opinion

We have audited the financial statements of Peacehaven House (the 'charitable company') for the year ended 31 December 2020 which comprise the Statement of Financial Activities, the Balance Sheet, the Cash Flow Statement and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 December 2020 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

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

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charitable company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Other information

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

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

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

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Report of the Trustees for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Report of the Trustees has been prepared in accordance with applicable legal requirements.

Report of the Independent Auditors to the Members of Peacehaven House

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the Report of the Trustees.

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the trustees were not entitled to take advantage of the small companies exemption from the requirement to prepare a Strategic Report or in preparing the Report of the Trustees.

Responsibilities of trustees

As explained more fully in the Statement of Trustees' Responsibilities, the trustees (who are also the directors of the charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

Our responsibilities for the audit of the financial statements

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

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

- Enquiry of management and those charged with governance around actual and potential litigation and claims;
- Enquiry of entity staff in compliance functions to identify any instances of non-compliance with laws and regulations;
- Reviewing minutes of meetings of those charged with governance;
- Reviewing financial statement disclosures and testing to supporting documentation to assess compliance with applicable laws and regulations.
- Performing audit work over the risk of management override of controls, including testing of journal entries and other adjustments for appropriateness, evaluating the business rationale of significant transactions outside the normal course of business and reviewing accounting estimates for bias.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

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

Report of the Independent Auditors to the Members of Peacehaven House

Use of our report

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charitable company's members those matters we are required to state to them in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charitable company and the charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Advance Audit Ltd

Jennifer Tobin FCCA (Senior Statutory Auditor)
for and on behalf of Advance Audit Limited
Statutory Auditor
71/73 Houghton Street
Southport
Merseyside
PR9 0PR

Date: *16 June 2021*.....

Peacehaven House

Statement of Financial Activities (Incorporating an Income and Expenditure Account) for the Year Ended 31 December 2020

	Notes	Unrestricted funds £	Restricted fund £	2020 Total funds £	2019 Total funds £
INCOME AND ENDOWMENTS FROM					
Donations and legacies	2	40,520	114,380	154,900	-
Charitable activities					
Activities undertaken directly	4	1,532,557	-	1,532,557	1,526,558
Investment income	3	<u>13,645</u>	<u>-</u>	<u>13,645</u>	<u>14,291</u>
Total		1,586,722	114,380	1,701,102	1,540,849
EXPENDITURE ON					
Charitable activities					
Activities undertaken directly	5	<u>1,588,902</u>	<u>114,380</u>	<u>1,703,282</u>	<u>1,518,337</u>
NET INCOME / (EXPENDITURE) BEFORE GAINS OR LOSSES ON INVESTMENTS					
		(2,180)	-	(2,180)	22,512
Net gains on investments		<u>5,025</u>	<u>-</u>	<u>5,025</u>	<u>50,531</u>
NET INCOME		2,845	-	2,845	73,043
RECONCILIATION OF FUNDS					
Total funds brought forward		2,116,583	-	2,116,583	2,043,540
TOTAL FUNDS CARRIED FORWARD		<u><u>2,119,428</u></u>	<u><u>-</u></u>	<u><u>2,119,428</u></u>	<u><u>2,116,583</u></u>

The notes form part of these financial statements

Peacehaven House

Balance Sheet 31 December 2020

	Notes	2020 £	2019 £
FIXED ASSETS			
Tangible assets	11	1,453,476	1,453,725
Investments	12	<u>555,407</u>	<u>542,088</u>
		2,008,883	1,995,813
CURRENT ASSETS			
Debtors	13	49,597	36,953
Cash at bank		<u>186,176</u>	<u>156,191</u>
		235,773	193,144
CREDITORS			
Amounts falling due within one year	14	(125,228)	(72,374)
		<u>110,545</u>	<u>120,770</u>
NET CURRENT ASSETS			
		2,119,428	2,116,583
TOTAL ASSETS LESS CURRENT LIABILITIES			
		<u>2,119,428</u>	<u>2,116,583</u>
NET ASSETS			
		<u>2,119,428</u>	<u>2,116,583</u>
FUNDS	17		
Unrestricted funds		<u>2,119,428</u>	<u>2,116,583</u>
TOTAL FUNDS		<u>2,119,428</u>	<u>2,116,583</u>

These financial statements have been prepared in accordance with the provisions applicable to charitable companies subject to the small companies regime.

The financial statements were approved by the Board of Trustees and authorised for issue on 16 June 2021 and were signed on its behalf by:



C K Caton - Trustee



A P Shandley - Trustee

The notes form part of these financial statements

Peacehaven House

Cash Flow Statement for the Year Ended 31 December 2020

	Notes	2020 £	2019 £
Cash flows from operating activities			
Cash generated from operations	1	<u>29,835</u>	<u>(13,700)</u>
Net cash provided by/(used in) operating activities		<u>29,835</u>	<u>(13,700)</u>
Cash flows from investing activities			
Purchase of fixed asset investments		(113,213)	(265,526)
Sale of fixed asset investments		113,213	140,526
Interest received		<u>150</u>	<u>403</u>
Net cash provided by/(used in) investing activities		<u>150</u>	<u>(124,597)</u>
Change in cash and cash equivalents in the reporting period			
		<u>29,985</u>	<u>(138,297)</u>
Cash and cash equivalents at the beginning of the reporting period		<u>156,191</u>	<u>294,488</u>
Cash and cash equivalents at the end of the reporting period		<u>186,176</u>	<u>156,191</u>

The notes form part of these financial statements

Peacehaven House

Notes to the Cash Flow Statement for the Year Ended 31 December 2020

1. RECONCILIATION OF NET INCOME TO NET CASH FLOW FROM OPERATING ACTIVITIES

	2020	2019
	£	£
Net income for the reporting period (as per the Statement of Financial Activities)	2,845	73,043
Adjustments for:		
Gain on investments	(5,025)	(50,531)
Loss on disposal of fixed assets	249	-
Interest received	(150)	(403)
Management fees paid out of fund	5,201	4,780
Dividends received	(13,495)	(13,888)
Increase in debtors	(12,644)	(1,917)
Increase/(decrease) in creditors	<u>52,854</u>	<u>(24,784)</u>
Net cash provided by/(used in) operations	<u>29,835</u>	<u>(13,700)</u>

2. ANALYSIS OF CHANGES IN NET FUNDS

	At 1.1.20	Cash flow	At 31.12.20
	£	£	£
Net cash			
Cash at bank	<u>156,191</u>	<u>29,985</u>	<u>186,176</u>
	<u>156,191</u>	<u>29,985</u>	<u>186,176</u>
Total	<u>156,191</u>	<u>29,985</u>	<u>186,176</u>

Peacehaven House

Notes to the Financial Statements for the Year Ended 31 December 2020

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charitable company, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

The charity is a company limited by guarantee. In the event of the charity being wound up, the liability in respect of the guarantee is limited to £10 per member of the charity. The address of the registered office is given in the charity information on page 1 of these financial statements.

The financial statements are presented in sterling which is the functional currency of the charity.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

The charity adopted SORP (FRS 102) in the current year and no transitional adjustments were required.

Going concern

The trustees consider that there are no material uncertainties about the Charity's ability to continue as a going concern. The financial statements have been prepared on the going concern basis which the trustees consider to be appropriate. Having considered the current and forecast results, the trustees have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future and they continue to adopt the going concern basis in preparing the annual financial statements.

The financial statements do not include any adjustments that would result from the basis of preparation being inappropriate.

Income

Income is recognised when the charity has entitlement to the funds, any performance conditions attached to the item(s) of income have been met, it is probable that the income will be received and the amount can be measured reliably.

Where income has related expenditure (as with fundraising or contract income), the income and related expenditure are reported gross in the Statement of Financial Activities.

Donations, grants and gifts are recognised when receivable. In the event that a donation is subject to fulfilling performance conditions before the charity is entitled to the funds, the income is deferred and not recognised until it is probable that those conditions will be fulfilled in the reporting period.

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

Bank and building society interest is included in the income & expenditure accounts on receipt. Dividends and fixed interest are included in the income & expenditure account when they are declared.

Peacehaven House

Notes to the Financial Statements - continued for the Year Ended 31 December 2020

1. ACCOUNTING POLICIES - continued

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Tangible fixed assets

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

Fixtures and fittings - 10% on cost

Assets are capitalised at their historical cost when purchased. Depreciation is not provided however the need for any impairment of a fixed asset write-down is considered if there is concern over the carrying value of an asset and is assessed by comparing that carrying value against the value in use or realisable value of the asset when appropriate.

The charity has adopted the revaluation model to revalue items of freehold property whose fair value can be measured reliably. The revaluations shall be made with sufficient regularity to ensure that the carrying amount does not differ materially from that which would be determined using fair value at the end of the reporting period.

The fair value of land and buildings is usually determined from market-based evidence by appraisal that is normally undertaken by professionally qualified valuers.

Revaluation gains and losses are recognised in the Statement of Financial Activities and added to reserves in a separate Revaluation reserve.

Investments

Stocks and shares quoted on a recognised stock exchange are included in the balance sheet at market value.

Investments are a form of basic financial instrument and are initially recognised at their transaction value and subsequently measured at their fair value as at the balance sheet date using the closing quoted market price. The statement of financial activities includes the net gains and losses arising on revaluation and disposals throughout the year.

All gains and losses are taken to the Statement of Financial Activities as they arise. Realised gains and losses on investments are calculated as the difference between sales proceeds and their opening carrying value or their purchase value if acquired subsequent to the first day of the financial year.

Unrealised gains and losses are calculated as the difference between the fair value at the year-end and their carrying value. Realised and unrealised investment gains and losses are combined in the Statement of Financial Activities.

The main form of financial risk faced by the charity is that of volatility in equity markets and investment markets due to wider economic conditions, the attitude of investors to investment risk, and changes in sentiment concerning equities and within particular sectors or sub sectors.

Taxation

The charity is exempt from corporation tax on its charitable activities.

Peacehaven House

Notes to the Financial Statements - continued for the Year Ended 31 December 2020

1. ACCOUNTING POLICIES - continued

Debtors

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

Cash at bank and in hand

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

Creditors

Creditors are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors are normally recognised at their settlement amount after allowing for any trade discounts due.

Financial instruments

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

Fund accounting

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

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

Leasing

Rentals applicable to operating leases where substantially all of the benefits and risks of ownership remain with the lessor are charged against profits on a straight line basis over the period of the lease.

Pensions

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

2. DONATIONS AND LEGACIES

	2020	2019
	£	£
Donations	73	-
Grants	<u>154,827</u>	<u>-</u>
	<u>154,900</u>	<u>-</u>

Grants received, included in the above, are as follows:

	2020	2019
	£	£
Other grants	<u>154,827</u>	<u>-</u>

Peacehaven House

Notes to the Financial Statements - continued for the Year Ended 31 December 2020

3. INVESTMENT INCOME

	2020 £	2019 £
Income UK listed investments	13,495	13,888
Deposit account interest	<u>150</u>	<u>403</u>
	<u>13,645</u>	<u>14,291</u>

4. INCOME FROM CHARITABLE ACTIVITIES

	2020 £	2019 £
Income from residents	1,532,153	1,526,558
Sundry income	<u>404</u>	<u>-</u>
	<u>1,532,557</u>	<u>1,526,558</u>

5. CHARITABLE ACTIVITIES COSTS

	Direct Costs (see note 6) £	Support costs (see note 7) £	Totals £
Activities undertaken directly	<u>1,684,285</u>	<u>18,997</u>	<u>1,703,282</u>

6. DIRECT COSTS OF CHARITABLE ACTIVITIES

	2020 £	2019 £
Staff costs	1,162,635	1,049,358
Food costs	106,301	100,169
Residents outings & entertainment	3,364	7,937
Heat, light & water	74,551	82,964
Repairs & maintenance	154,031	129,725
Cleaning, infection control & PPE	59,046	9,318
Household expenses	18,923	19,463
Garden expenses	15,948	2,158
Laundry	4,038	3,905
Sundry and travel expenses	4,229	18,696
Protective clothing	4,182	5,182
Insurance	19,689	18,136
Telephone	4,314	4,803
Office expenses	18,435	9,089
Registration expenses	10,854	10,322
Training expenses	7,897	9,249
Advertising	2,254	4,020
Medical supplies and toiletries	5,715	5,338
Council Tax	2,348	1,550
PSA	<u>5,531</u>	<u>7,380</u>
	<u>1,684,285</u>	<u>1,498,762</u>

Peacehaven House

Notes to the Financial Statements - continued for the Year Ended 31 December 2020

7. SUPPORT COSTS

	Finance £	Governance costs £	Totals £
Activities undertaken directly	<u>249</u>	<u>18,748</u>	<u>18,997</u>

8. NET INCOME/(EXPENDITURE)

Net income/(expenditure) is stated after charging/(crediting):

	2020 £	2019 £
Auditors' remuneration	4,944	4,620
Deficit on disposal of fixed assets	<u>249</u>	<u>-</u>

9. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 December 2020 nor for the year ended 31 December 2019.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 December 2020 nor for the year ended 31 December 2019.

10. STAFF COSTS

	2020 £	2019 £
Wages and salaries	1,092,597	985,203
Social security costs	<u>70,038</u>	<u>64,155</u>
	<u>1,162,635</u>	<u>1,049,358</u>

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

	2020	2019
Average number of staff employed	<u>67</u>	<u>66</u>

No employees received total employee benefits of more than £60,000.

Peacehaven House

Notes to the Financial Statements - continued for the Year Ended 31 December 2020

11. TANGIBLE FIXED ASSETS

	Freehold property £	Fixtures and fittings £	Totals £
COST			
At 1 January 2020	1,400,000	320,985	1,720,985
Disposals	-	(2,369)	(2,369)
At 31 December 2020	<u>1,400,000</u>	<u>318,616</u>	<u>1,718,616</u>
DEPRECIATION			
At 1 January 2020	-	267,260	267,260
Eliminated on disposal	-	(2,120)	(2,120)
At 31 December 2020	-	<u>265,140</u>	<u>265,140</u>
NET BOOK VALUE			
At 31 December 2020	<u>1,400,000</u>	<u>53,476</u>	<u>1,453,476</u>
At 31 December 2019	<u>1,400,000</u>	<u>53,725</u>	<u>1,453,725</u>

Freehold land and buildings were subject to independent professional valuation in May 2011. The valuation was undertaken by Eckersley Chartered Surveyors, Commercial Property Consultants and Valuers.

The trustees have considered the valuation of the land and buildings in the current year and no revaluation was considered necessary.

The historical cost of the land and buildings is £517,032.

12. FIXED ASSET INVESTMENTS

	Listed investments £
MARKET VALUE	
At 1 January 2020	542,088
Additions	113,213
Disposal proceeds	(113,213)
Gain / (Loss) on disposal	(1,984)
Change in market value	7,009
Investment income received	13,495
Fund fees and charges	<u>(5,201)</u>
At 31 December 2020	<u>555,407</u>
NET BOOK VALUE	
At 31 December 2020	<u>555,407</u>
At 31 December 2019	<u>542,088</u>

There were no investment assets outside the UK.

Peacehaven House

Notes to the Financial Statements - continued for the Year Ended 31 December 2020

13. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2020	2019
	£	£
Trade debtors	32,001	25,043
Other debtors	7,039	3,290
Prepayments	<u>10,557</u>	<u>8,620</u>
	<u>49,597</u>	<u>36,953</u>

14. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2020	2019
	£	£
Trade creditors	(292)	2,294
Social security and other taxes	34,922	22,976
Other creditors	27,328	20,380
Accrued expenses	<u>63,270</u>	<u>26,724</u>
	<u>125,228</u>	<u>72,374</u>

15. LEASING AGREEMENTS

Minimum lease payments under non-cancellable operating leases fall due as follows:

	2020	2019
	£	£
Within one year	8,098	7,876
Between one and five years	<u>23,596</u>	<u>27,062</u>
	<u>31,694</u>	<u>34,938</u>

16. ANALYSIS OF NET ASSETS BETWEEN FUNDS

	Unrestricted funds £	Restricted fund £	2020 Total funds £	2019 Total funds £
Fixed assets	1,453,476	-	1,453,476	1,453,725
Investments	555,407	-	555,407	542,088
Current assets	235,773	-	235,773	193,144
Current liabilities	<u>(125,228)</u>	<u>-</u>	<u>(125,228)</u>	<u>(72,374)</u>
	<u>2,119,428</u>	<u>-</u>	<u>2,119,428</u>	<u>2,116,583</u>

Peacehaven House

Notes to the Financial Statements - continued
for the Year Ended 31 December 2020

17. MOVEMENT IN FUNDS

	At 1.1.20 £	Net movement in funds £	At 31.12.20 £
Unrestricted funds			
General fund	1,233,615	2,845	1,236,460
Revaluation Reserve	<u>882,968</u>	<u>-</u>	<u>882,968</u>
	<u>2,116,583</u>	<u>2,845</u>	<u>2,119,428</u>
TOTAL FUNDS	<u>2,116,583</u>	<u>2,845</u>	<u>2,119,428</u>

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	1,586,722	(1,588,902)	5,025	2,845
Restricted funds				
Restricted funds	<u>114,380</u>	<u>(114,380)</u>	<u>-</u>	<u>-</u>
TOTAL FUNDS	<u>1,701,102</u>	<u>(1,703,282)</u>	<u>5,025</u>	<u>2,845</u>

Comparatives for movement in funds

	At 1.1.19 £	Net movement in funds £	At 31.12.19 £
Unrestricted funds			
General fund	1,160,572	73,043	1,233,615
Revaluation Reserve	<u>882,968</u>	<u>-</u>	<u>882,968</u>
	<u>2,043,540</u>	<u>73,043</u>	<u>2,116,583</u>
TOTAL FUNDS	<u>2,043,540</u>	<u>73,043</u>	<u>2,116,583</u>

Peacehaven House

Notes to the Financial Statements - continued for the Year Ended 31 December 2020

17. MOVEMENT IN FUNDS - continued

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	1,540,849	(1,518,337)	50,531	73,043
TOTAL FUNDS	<u>1,540,849</u>	<u>(1,518,337)</u>	<u>50,531</u>	<u>73,043</u>

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.1.19 £	Net movement in funds £	At 31.12.20 £
Unrestricted funds			
General fund	1,160,572	75,888	1,236,460
Revaluation Reserve	<u>882,968</u>	<u>-</u>	<u>882,968</u>
	<u>2,043,540</u>	<u>75,888</u>	<u>2,119,428</u>
TOTAL FUNDS	<u>2,043,540</u>	<u>75,888</u>	<u>2,119,428</u>

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	3,127,571	(3,107,239)	55,556	75,888
Restricted funds				
Restricted funds	<u>114,380</u>	<u>(114,380)</u>	<u>-</u>	<u>-</u>
TOTAL FUNDS	<u>3,241,951</u>	<u>(3,221,619)</u>	<u>55,556</u>	<u>75,888</u>

Unrestricted funds are donations and other incoming resources receivable or generated for the objects of the charity without further specified purpose and are available as unrestricted funds.

Restricted funds are to be used for specific purposes as laid down by the donor. Expenditure which meets these criteria is charged to the fund.

Peacehaven House

**Notes to the Financial Statements - continued
for the Year Ended 31 December 2020**

18. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 December 2020.